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FINANCIAL TIMES

No. 26,808

Friday October 31 1975

COST

1975

BEARINGS
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NEWS SUMMARY

GENERAL

BUSINESS

Maudling attacks Coulson onnuendo' unsettled

Reginald Maudling, Foreign Secretary, in a statement attacking the claim had beening him with a campaign over his link with Sir Peter Coulson, the architect for corruption.

He declared that since he had been as Home Secretary than three years ago, no one had produced a shred of evidence that at any time when he was connected with Mr. Coulson he had acted illegally. statement followed a letter Mr. Sam Silkin, Attorney, to Mr. Dennis Skinner, MP for Bolsover, which said that the Government's beers had taken no decision about Mr. Maudling and no one any assurance that would not be prosecuted. publication of the letter really embarrassed Mrs. as well as Mr. Maudling's wife, Richard Evans.

U.S. currency dealers fined

Amer manager and former exchange dealer of the branch of Lloyds Bank were given suspended sentences and each fined £1,000 for being found guilty of "management and a Swiss banking law. Marc Colombo was also found guilty of falsifying documents.

Page 6

murdered

A feud

A 25-year-old daughter of a car club, supported by a dead at her home in Lower Falls, after 2 members of the club were told by officials to stay away from the wake of Wednesday's onslaught by the Provisional IRA.

ster quits

An Information Minister, Koen de Kock, who favours the policy of South Africa's in his country, has quit the Smith Cabinet, it's after UDI. Page 15

h kills 68

300 people died when a U.S.-chartered U.S.-built with 115 Czech holidaymakers and five crew, crashed into a hilltop in heaving Prague. There were 62.

Page 11

shs win

The unbeaten soccer run Ron Revie ended at nine when Czechoslovakia beat 1 in Bratislava, after Mike had scored first. The with a game in hand over 1 are now favourites to round 1 of the European championship.

ty dip

Government will allow a free vote next Wednesday their motorists should be to use dipped headlamps. Page 16

Fly . . .

The remaining defendants in the Marks murder trial quitted on the judge's a at the Old Bailey.

A Synagogue in Archway north London, was extensively damaged by a fire.

a replace moderate Mr. Romney as Hammersmith Labour MP was taken a when the local committee decided a motion asking him to a special meeting.

international is to erect last Christmas tree in near County Hall, West as the focal point of a appeal for Canterbury

al. Page 17

PRICE CHANGES YESTERDAY

in pence unless otherwise indicated)

RISES

International 111 + 4

Ireland 340 + 10

Viggins 532 + 42

s 150 + 4

Crn. 61 + 3

Cron. 45 + 6

Crn. 263 + 8

(R.) 110 + 4

Secs. 70 + 5

the Newsagent 142 + 4

Lamp 750 + 45

of Wales Rts. 62 + 7

s 61 + 3

arby. 94 + 4

Walker 27 + 4

Contracting 288 + 4

Group 67x + 4

urchison. 710 + 20

FALLS

Courtney Pope 40 - 4

Estates House Inv. 247 - 5

Forminstor 70 - 4

Grippers 62 - 4

Hoover "A" 295 - 10

Incheape 315 - 11

Lublin 12p. Conv. 277 - 24

Smith (W. H.) "A" 380 - 4

Telephone Rentals 38 - 4

Northgate Explor. 290 - 15

Selection Trust 315 - 10

Juan Carlos takes over from Franco

By ROGER MATTHEWS, Madrid Oct. 30

Prince Juan Carlos of Bourbon to-night assumed the powers of the Spanish Head of State, thereby ending the 36-year absolute rule of General Franco.

Although under Article 11 of the constitution the takeover is only temporary, official sources stressed there was no question of the ailing 72-year-old General ever being permitted to reassume power.

Senor Carlos Arias, the Prime Minister, has informed the Cortes (Parliament) of the decision, which is all he is obliged to do under the constitution.

General Franco has obviously not signed away his powers, which suggests the Prime Minister and the Prince provisionally agreed on this course of action at a 90-minute meeting this morning.

During this afternoon, it was learned that General Franco, though still critically ill, was not in imminent danger of dying.

This is believed to have finally decided the Prince and Prime Ministers, who have become worried over the power vacuum caused by the General's incapacity.

The Premier and Senor Rodriguez de Valcarcel, who is the President of the Cortes and holds two other key posts, were this evening at Franco's home, the Pardo Palace.

Because of the takeover has been effected in this way, there is no immediate chance for the Prince to appoint a new Prime Minister.

Since the gravity of Gen. Franco's condition became clear on Tuesday last week, the Prince has been receiving a number of politicians in order to clarify his ideas on the post-Franco era.

His assumption of powers to-night will give him at least a short breathing-space in which to carry out the functions of Head of State, without having total responsibility.

For example, he neither became King of Spain—which can only happen when Franco is declared incapacitated or dies or head of the National Move-

ment, Spain's only permitted political organisation, which is headed by Franco for life.

Illegal Left-wing parties, which demand the introduction of democracy in Spain, reject in principle the Prince's takeover.

They say that even if he promises to introduce a democratic system, they will not believe him.

Important

The Prince will now step up his preparations for a final takeover and will have to play an important role in negotiations with Morocco, Mauritania and Algeria over the decolonisation of the Spanish Sahara.

Ministers from all three countries have been in Madrid for the past two days and with an agreement probably not far away.

Senor Arias was obviously anxious that the responsibility for any decision should not rest entirely on his shoulders.

Throughout the past week, tension within the régime has mounted as it became clear that Franco was not willingly going to hand over power.

The situation was complicated by the fact that he was in the Pardo Palace and all statements and visitors were carefully vetted by members of his family.

Close friends and relatives had argued that the old man should be left in peace, and with the Prince standing out against a temporary transfer of power the crisis of authority had steadily deepened.

Now, however, the family has been bypassed, presumably because Juan Carlos was convinced it was his duty to take power.

Some members of the ultra-right will be extremely displeased, but the mass of the

U.K. seeks talks with Chrysler chief

By TERRY DODSWORTH, Motor Industry Correspondent

THE POSSIBILITY of a row meeting with Mr. Riccardo but brewing up between the British Government and Chrysler Corporation developed last night when the American company dismissed as "pure speculation" that Mr. John Riccardo, Chrysler's chairman, would be visiting London to meet the Prime Minister early next week.

Both the Department of Industry, which has written a "firm message" to Mr. Riccardo, and the Corporation developed last night when the American company dismissed as "pure speculation" that Mr. John Riccardo, Chrysler's chairman, would be visiting London to meet the Prime Minister early next week.

It became clear yesterday that any talks with Mr. Riccardo will go on against a background of mounting pressure for Government assistance for Chrysler U.K. which lost £16m. in the first half of this year.

Coventry and Linwood MPs, representing Chrysler workers' constituencies, came away from visiting Britain.

The Government clearly sees that the crisis which has overtaken Chrysler U.K.—whose problems had previously been discussed by Mr. Wilson and the U.S. company's top management—demands an early meeting.

In the meantime, Mr. Wilson assured the House of Commons yesterday, there would be "no irrevocable decision" on the future of the company.

He added that it was "too early to say what this decision may be," but went on: "This is an extremely difficult problem and I would not want to underestimate its gravity this afternoon."

Mr. Riccardo's comments, made at a Press conference in Detroit and evidently taking the Government by surprise, indicated that the corporation—which it had lost £12m. in the first nine months of this year and will omit a fourth quarter dividend—would look at methods of tackling loss-making subsidiaries "up to and including a disposal."

This runs counter to assurances given to the British Government over the last few years, and repeated this year in a letter to Mr. Anthony Wedgwood Benn, the then Industry Secretary, which talked of "making every possible management effort" to remain a "strong competitor in the British market."

The Cabinet, Mr. Varley is reported to have said, was receiving a great deal of advice on the motor industry—including the recent report of the Trade and Industry Sub-Committee, which had stressed the problem of over-capacity in the industry, and he had to balance this against jobs.

The MPs were left with the impression that a row was brewing up in the Government on Left/Right lines on whether to protect the Chrysler jobs or refuse any further assistance. Government help was first given to the company to enable Chrysler to take over Rootes in 1957.

The Think Tank report itself, prepared by the American consultants McKinsey over the last few months, is believed to be causing considerable argument, in Whitehall, because of its emphasis on productivity as a cause of the industry's ills rather than investment.

Continued on Back Page

Switch spending to industrial investment, says Catherwood, Page 9

Editorial Comment Page 18

in New York

— Omt. 50 Previous

5p4 \$2,075,074.68 \$2,074,075.65

1 month 0.84-0.91 0.85-0.87 0.86

8 months 2.58-2.64 4.12 2.67-2.71 4.12

12 months 2.52-2.57 4.12 2.60-2.63 4.12

Government policy on aid to industry still selective

BY ADRIAN HAMILTON

DESPITE EFFORTS by the Government to make its new principle of Government aid to the private sector as it must also of the administration of publicly-owned industries.

The Government's selective approach appears to be broadly

A final draft of the Government's document—a joint presentation by the Department of Industry and the Treasury—has now been circulated to members of the NECO.

While its main emphasis is on the need to produce a broad framework to promote Britain's declining manufacturing industry, it is still believed to stress the need for a selective approach, "picking the winners" among the growth sectors of industry.

The need for a selective approach was emphasised by Mr. Eric Varley, Industry Secretary, yesterday when he declared that Britain's resources should be used to help only companies with the best prospects.

In a speech which has special relevance in the light of the Chrysler situation, he emphasised

supported by the Treasury, through actions to limit imports of certain goods.

It has aroused considerable doubts among employers, however, and in a separate discussion document released yesterday, the National Economic Development Office itself has presented an analysis of British industrial problems which seems to contradict the selective approach.

It argues that the overall pattern of British industrial investment and employment is comparable to that of our competitors.

NEDO suggests that the road problem is not so much one of supporting particular growth sectors as of improving overall productivity throughout the major sectors of British industry.

Contrary to a number of recent Ministerial and union statements urging the necessity of greater investment as the solution to Britain's industrial problems, it states that the U.K. problem of slow growth is not soluble merely by increasing the share for investment in GDP.

Nor, it asserts, do the figures suggest that there are any par-

R-R engine may earn £30m.

BY MICHAEL FONNE, AEROSPACE CORRESPONDENT

THE GOVERNMENT is expected to make a profit of about £30m. on the production of the first 555 Rolls-Royce RB-211 engines, instead of a loss of up to £45m.

The profit effectively will be about £50m. on a total production cost of about £270m., but account has to be taken of a contribution of £20m. which the Government is making towards the cost of building the first 555 engines.

In return, the company pays directly to the Government all the proceeds of the sale of those 555 engines.

In practice, costs have been less than predicted. By this October, all the investment in production had been repaid from a levy of 7 per cent. of the selling price, payable by Rolls-Royce (1971) on every engine sold from No. 556 onwards.

On that basis, Rolls-Royce will have to sell more than 555 engines to break even. The company will have received a profit of £50m., and spares are sold.

FEATURES

Stocktaking ten years on from Rhodesia's UDI

Why Parliamentary reform is a priority

Export insurance that misses the target

Multinationals: UN inquiry

South Yemen: towards a start

Turkey after the election

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If 'making money' is too easy

BY C. GORDON TETHER

IT WOULD be easy to dismiss members maintain that the crisis the story of the rise and fall of that engulfed them two years ago was rendered much more acute than it need have been by those who live by the sword dying by it. The lessons it teaches are, however, of much more far-reaching significance than that.

"All the impending denunciations of financiers who make money instead of things will be economically illiterate," declared the Daily Telegraph in an attempt to defend "the system wherein States-type fortunes are won and lost." And by way of elaborating this theme, it argued that, if there was no asset-stripping in countries like Yugoslavia, Tanzania or "whatever tyranny our progressives currently hold up as their economic model," there were few assets worth stripping either. And, anyway, had not the Labour Party itself engaged in what was basically the same kind of activity with its Industrial reorganisation Corporation?

Less simple

Comparisons can never, of course, make a standard. And in any case the matter is much less simple than this portrayal might lead one to suppose. The secondary banking upsurge and collapse was not just an industrial reorganisation job that went wrong.

During the build-up phase, it produced massive distortions in the property market which seriously complicated the housing problem and had many other equally unwelcome side-effects. And the explosion which ensued put the country's entire banking system in such peril that an extensive rescue operation—involving, among other things, the expenditure of a lot of public money—had to be mounted.

The public interest has, in short been very much involved. And it is, therefore, essential that the whole unsavoury story should be carefully and honestly related.

The "making of money" obviously has its part to play in the promotion of desirable economic activity. But it is equally clear that the ease with which it can be done constitutes a real danger to the community as a whole.

Human nature being what it is, a heavy responsibility clearly lies on those whose task it is to watch over the nation's financial affairs to leave as little scope as possible for wrongful "making of money." They have manifestly failed on more than one occasion during the past 15 years to measure up to this obligation.

Human nature

It is the case, after all, that the great secondary banking explosion and disaster was a re-run on a much bigger scale of what happened in the time of purchase finance house field after a liberalisation of the rules and the injection of vast amounts of big bank money set great upsurge in business under way there in the early 1960s. It was freely acknowledged that the mainspring of that unfortunate chain of events was greed.

Because it is dependent on the support they are providing under the "lifeboat" operation, the secondary banking community is reluctant to criticise them publicly. But many of its

RACING

BY DOMINIC WIGAN

Angels Pathway can improve

NEWMARKET, WHICH has put Pathway is capable of further improvement.

Sangrai, from Bob Turnell's establishment, which is best known for its high-class jumpers opened her account

(3.45). Here I expect to see

events dominated by three recent winners, Magnolia Lad, Angels Pathway and Sangrai.

The last from this trio to oblige was the locally trained Magnolia Lad, who needed only to be kept up to his work by Kipper Lynch to comfortably dispose of Proud Felix and Minstrel in the Ossington Nursery at Sandown 10 days ago. Always travelling well within himself for the Esher course, Magnolia Lad could probably have extended the two and a half lengths winning distance had Lynch, who is again in the saddle, so wished.

Six pounds beneath Magnolia Lad, who carries a 7-lb. penalty for the Sandown victory, is the Finsdon-trained Angels Pathway. This Ryan Price trained half-brother to Glen Stras followed up an encouraging second placed effort at Bath in September by dead-heating with Swakara for York's Bramham Moor Stakes early this month after making every yard of the running. A strong, progressive sort, Angels Pathway and Magnolia Lad.

after two promising efforts, when out-pacing Bluehill and 12 others in a maiden event at Bath three weeks ago.

Quickeening impressively a fortnight from home, Sangrai forged clear of the runner-up, who went on to frank the form with a good second placed effort in a big field at Warwick. In a race which may well develop into a closely fought finish, Angels Pathway may just have the edge over

the better of them.

And the offence they thereby committed is not mitigated in any way by the fact that they are unfortunate enough to be operating in a financial environment where its official policy—in the shape of the Bank of England's "competition and credit" operation—is giving its blessing, if not actually encouraging, such excesses.

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12 on vellum produced in 1913 by the Doves Press, exceeded expectations at £200. An interesting price was the £150 paid for 13 copies of Flight and The Aeroplane, published between 1912 and 1913.

It should never be forgotten that 80 per cent of the lots at Christie's and Sotheby's sell for less than £200, and to stress the fact there were two very routine sales of watercolours and silver at Sotheby's. The top price was the £220 paid by Bloomsbury for two George III three-light candelabra.

The underlying strength of the fine arts market was revealed by the prices at the Christie's sale of English furniture. The items were not exceptional, but some of the prices were. For example a Regency ormolu-mounted rosewood library table sold to A. F. Gordon for £3,150, as against an estimate of £200-£1,000.

Claret prices seemed to be higher than last season, but some burgundy and port are still cheap. Among the clavets a case of 1970 Cheval Blanc could be bought for £60, and 1970 Margaux for £54, but this is exclusive of all duties and transportation costs.

Burgundy was much cheaper. Savigny les Beaune 1972 making £14 a case. Port was even more of a bargain, Croft 1963 being available at £25 a case.

Among other Sotheby's sales on a generally dull day was an interesting dispersal of books from the private presses of the early 20th century. An Ashenden Press copy of Don Quixote, one of 20 copies on vellum produced in 1927-28, went for £2,200, slightly below forecast.

The Tragedie of Julius Caesar, one of 100 copies produced in 1928, sold for £1,500.

Bonhams held what was for it an important sale of Old Masters, totalling £5,045. Some prize lots, in particular, a work by Guardi, failed to sell, but "The Riding School" painted in 1769 by Job Adriansen Berchbeyre was bought by Morgan for £4,000.

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OVERSEAS NEWS

Another Beirut ceasefire flouted

By ISHAN HUJAZI

CHANGES of fire continued yesterday despite a new ceasefire arranged over-night under auspices of Mr. Rushdi Karimi, the Prime Minister. In the words of the Press, "the fighting has been intense in the suburbs, especially in the front-line between Chiyah and Al-Rummanah where big fires were still raging. The Premier, who spent the last two nights at Government House in the centre of the capital, had sat down to write a lengthy letter of resignation to the President, Shiekh Faraj, exposing the elements who are obstructing the restoration of peace."

It was only after Rightists, Leftists and Palestinian commando leaders had promised to co-operate in enforcing a new truce that the Prime Minister decided to stay on. Also the Syrian Foreign Minister telephoned Mr. Karimi, urging him not to quit and offering any assistance that Syria might be able to give.

Yasser Arafat, the chairman of the Palestinian Liberation Organisation, accompanied by top aides, arrived at the Premier's office where Lebanese security officers were waiting. Arrangements for the new truce were worked out and passed by telephone to the Interior Minister, Mr. Camille Chamoun, and to M. Pierre Gemayel, head of the Right wing Christian-dominated Phalange Party.

Both assured the Prime Minister and equipped with light weapons were still at positions this afternoon.

ceasefire was forced on the ceasefire strictly.

BEIRUT, Oct. 30.

ISRAELI Transport Ministry officials to-day finally confirmed foreign Press reports that the first Israeli-bound cargo is scheduled to pass through the Suez Canal to-morrow.

It will be a Greek freighter which will travel through the Suez Canal from north to south with a cargo of 8,500 tonnes of cement destined for the Israeli port of Eilat, on the Gulf of Akaba.

The free passage of non-military Israeli cargoes was agreed upon at the time when the first separation of forces agreement was concluded between Israel and Egypt in January, 1974. Only in the second agreement concluded on September 1, 1975, were conditions spelled out explicitly.

The term "non-military" cargoes, since the term "non-strategic" could have given rise to innumerable differences of opinion. Passage of the first Israeli-bound cargo through the canal is due to coincide with President Sadat's visit to the U.S. which before October 22, as originally scheduled, is regarded here as a piece of clever stage management on the part of Egypt.

Meanwhile over one third of Israel's 1976-77 budget, nearly £2,000m., will have to be devoted to defence, it is learned to-day. The requests submitted by the various ministries to the Government, which is to-day meeting for the first time to consider the outlines of the draft budget for the coming fiscal year, total £5,750m. which would involve a deficit financing of nearly £1,000m., something which the finance ministry refuses to entertain. It wants the overall budget pruned by £700m., leaving an anticipated deficit of £300m.

THE FISH MEAL plant at Governorates where links with 5,000 new farming acres should struggling with a trade deficit the United Arab Emirates, to which reached \$53m. in 1974, a finance large scale project to boost production of cotton, the critical amount for a country and develop deposits of whose Gross Domestic Product in copper, gold, silver, and rare metals. A rapprochement with Saudi Arabia seems to be in 1972 was only an estimated \$154m. Exports of home-produced cotton, fish, hides and salt the offing and would be more have always taken second place to re-exports to which ships' bunkers are the most important to a series of secret meetings between high level representatives of the Aden and Riyadh governments, it is understood.

The rewards to Aden from a successful conclusion could mean the advent of budgetary support of the kind Saudi Arabia already gives to North Yemen. In return, however, the PDPR would probably be expected to stop assisting the insurgents of the Popular Front for the liberation of Oman in their war against the Sultan of Dhofar.

Aden is not putting out feelers for help from the capitalist camp at Government level only. After some ideological heartsearching, men of the dominant National Front Political Organisation (NFPO) decided to invite foreign oil companies to bid for oil exploration tenders. Until this year the search for oil was confined to an aerial survey project by the Soviet Technoexport organisation and a joint venture between YNOC and the Algerian Sonatrach. Parcels of territory have now been offered and interest has been shown by American, Canadian, French, and West German oil companies.

Despite nationalisation of companies in trade, banking and shipping, one-third of the economy is still privately controlled, and international companies such as BP, Shell, Caltex, and Cable and Wireless have never stopped operations. Recently, however, encouraged to put money into the Petroleum and Minerals Board has already persuaded one of the traditional enemies, Yemen's only match factory.

Fish exports topped Dinars 2m. (almost \$6m.) last year. The current five-year plan foresees a great expansion of fish processing and of cold stores. But though fish will feed the southern Yemenis, and fish meal will pay for other food purchases tomorrow, the country has to dig deep in its pockets to feed its 1.6m. people to-day.

The "People's Democratic Republic of Yemen" (PDPR) is still recovering from the effects of the closure of the Suez Canal in 1967. There is no hope of returning to the 6,000 ships a year of enclosure days, but with a \$15.7m. port improvement plan (with money from the Arab Fund for Social and Economic Development, and from the World Bank) officials are confident that Aden can regain much of its former efficiency. Mr. Mahmud Mendi, Minister of Trade, explains: "We hope to restore something of Aden port's former self, but we are not anxious to return to over dependence on a single source of income."

The largest capital expenditure in the Dinars 750m. plan goes to agriculture, mainly for irrigation. Ambitious plans in the Abijan delta in the Third

Government to build a base for what is really

an economic starting point at the end of the decade, Aden is

White mercenaries sighted in Angola

JANE BERGEROL

mounted column of Holden's FNL and Dr. M. UNITA moving north from that port of Angolan under its control between now and independence on November 11.

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EUROPEAN NEWS

EEC planning gesture of support for Juan Carlos

BY REGINALD DALE

THE NINE EEC countries will Britain's demand for a separate seat at the December session of the North-South dialogue in Turkey, though Greece, Turkey, Spain, and Norway and Austria are still in the running.

Carlo, but they will refrain for Paris. The time being from drawing any definite political conclusions about the situation in Madrid.

Although the nine Foreign Ministers hardly touched on Spain during their session of foreign policy consultations here today, high-ranking diplomatic sources said that the Community's Political Committee had already decided that the Prince should be given a chance to prove that a new era was really opening.

The symbolic gesture of support would probably be made by a careful choice of representatives to attend the Prince's eventual official installation. But officials here said that no final arrangements would be made until the precise order of events in Madrid was known.

In their talks here to-day, the Nine concentrated on harmonising their approach to world events and forthcoming debates in the United Nations General Assembly. They studiously avoided the Community's major contention — that the remaining contentious issue — in places are most likely to go

ROME, Oct. 30.

EEC turns down plea on steel levy

By David Curry

BRUSSELS, Oct. 30. THE BRUSSELS COMMISSION has turned down the request of EEC steelmakers for a six-month suspension of the levy they pay to the European Coal and Steel Community. Instead, it has resolved to maintain the 1976 levy at the present rate of 0.20 per cent of the value of steel produced.

At the same time, the Commission appears to have given a very lukewarm reception to proposals to give special financial aid to steelworkers suffering from reduced earnings through redundancy or short-time working.

It is understood that it is extremely reluctant to seek council approval for expenditure which is not envisaged in the ECSC Treaty and would entail substantial budgetary changes for next year.

Disappoint

The levy decision, which will be explained to the club of EEC steelmakers by Sig. Altero Spadolini, the Industry Commissioner, will disappoint, but probably not surprise, the industry. The main argument against a suspension was that it would impair the Coal and Steel Community's international fund-raising activities if the community no longer had the solid resource of the levy contribution behind it.

It would also have upset the budget to have agreed to suspend the levy, while to embark on a programme of social aid would almost certainly require increasing the levy from the 1976 proposed rate.

Meanwhile, the industry remains convinced that the Commission's decision last week to seek an international agreement on export restraint through the OECD rather than impose minimum prices and import controls will be ineffective.

Willingness

It does not believe that an international self-disciplining arrangement, which will involve long negotiations, will be effective in the face of the cut-throat competition in the market, the fears that steel merchants are preparing to off-load stocks at very low prices and the cheap imports from eastern Europe and Spain.

ECSC discussions with the Japanese have, however, produced some indications of Japanese willingness to agree to some form of orderly marketing.

The Commission has repeated its view that it does not think the situation as yet requires the imposition of protectionist measures of intervention and the ECSC approach is the best line of attack for a world-wide problem.

The ECSC budget, unveiled yesterday after Commission scrutiny, provides for modest expenditure increased in 1976. Research will take 7m. units of account more at 42m. units and loan rebates will rise slightly to 15m. units from 13m. units. Retraining will be 1m. units down at 25m. while administration (18m.) and aid for the coal and coke sector at 6m. will remain. To this must be added 12.5m. units of account, not included in the budget, for housing aid.

WEST GERMAN SALES OFFICE

British Physical Laboratories, a member of the Racial Electronic group, has established a marketing office in West Germany to meet the growing demand there for its high quality coil panel meters.

"To have let him do so would have been an invitation to him to continue his speculative activity and the bank never wanted to speculate," said the lawyer.

Sig. Mombelli had claimed that he could not discover the irregularities of Sig. Colombo because he was too busy to give the proper supervision and that he had asked for the bank to appoint someone to be responsible for administration. Nobody had forbidden him to hire an administrative assistant, Dr. Clericetti said.

The Irish food industry is on the crest of a wave of expansion... and there is plenty of room for overseas food interests to expand with it through mutual co-operation and the assistance of the IDA... In the twelve months ended March 31st 1974 the IDA approved grants of close on £9 million towards capital investment of more than £25 million in what might loosely be called the Irish Agri-Industry.

Food Trade Review February 1975

TURKEY AFTER THE ELECTION

Demirel's survival kit

BY METIN MUNIR, ANKARA CORRESPONDENT

SUPPORTERS call Mr. Suleyman Demirel, the Turkish loss, he put numerous conditions to Mr. Demirel to increase his share of the spoils of power. He demanded a tough line in foreign policy — no territorial concessions in Cyprus, settling his ties with Israel, permitting the Palestine Liberation Organisation to open a bureau in Ankara, and "promoting relations with Islamic countries from talks to deeds." On the home front he wanted a policy which would put more pro-Islamic civil servants into senior positions and a more Islam-orientated education policy. He wanted more religious schools and better prospects for graduates of Islamic colleges. Mr. Erbakan also asked for industrial investments to be made in those provinces where he has hopes of increasing his support.

It was also decided to make up for this loss, he put numerous conditions to Mr. Demirel to increase his share of the spoils of power. He demanded a tough line in foreign policy — no territorial concessions in Cyprus, settling his ties with Israel, permitting the Palestine Liberation Organisation to open a bureau in Ankara, and "promoting relations with Islamic countries from talks to deeds." On the home front he wanted a policy which would put more pro-Islamic civil servants into senior positions and a more Islam-orientated education policy. He wanted more religious schools and better prospects for graduates of Islamic colleges. Mr. Erbakan also asked for industrial investments to be made in those provinces where he has hopes of increasing his support.

There has been no official reaction from the Demirel front, though a newspaper quoted the Prime Minister as saying that Mr. Erbakan's demands "are the most ridiculous I have heard so far."

No paper, however, reported that he was laughing.

If Mr. Demirel accepts his partner's demands he will be in trouble, both at home and abroad. To refuse concessions in Cyprus will court a re-appointment of the U.S. arms embargo, which was lifted earlier this month. It will also cause added international pressure on Ankara. Yet concessions in Cyprus will break up the coalition. Mr. Erbakan's domestic demands place Mr. Demirel in a similar dilemma.

These conflicts may break up the coalition if Mr. Demirel comes up with a flat refusal. It is like, however, that he will wish to bargain with his partner. He has a major trump card, the threat of early elections. The Prime Minister knows that Mr. Erbakan will be better off in the coalition, sharing the spoils of power, rather than facing an early election which he is bound to lose. Mr. Demirel, too, is better off in power, at least for the time being.

The last two years following the 1973 general election have been favourable to him. He had lost badly, his electoral support declining by 36 per cent to under 30. The splintering of the right-wing and profusion of small parties deprived him of his support. Mr. Demirel followed a policy of divide and swallow and has been quite successful as his gains of last month show.

He splintered and partly annexed the Democratic Party, which was the fourth biggest in Parliament. The Republican Renaissance Party, another right-wing and coalition partner, surrendered without struggling. Very soon it is expected to unite with the JP. The NSP, discredited by its leader's voluntary, will votes to the JP. Mr. Demirel knows that if he remains in power, this trend will continue to develop in his favour and give him a sporting chance of coming to power alone after the next general elections. But Mr. Erbakan knows it too, and it is on his co-operation that Mr. Demirel's tenure in power will depend.

It is likely that the coalition partners will try to reach some sort of a compromise and struggle on until 1977 when the next general election is scheduled.

But theirs will be a weak administration, inefficient in its dealings with pressing international and economic problems. To cite only

of some of them: unemployment

has gone beyond the 2m. mark and are declining; and the budget deficit is at a record level.

A broad, the Cyprus problem is the most pressing issue, accompanied by the continuing ebb in relations with the and Greece. The last two elections have reached the negotiating stage, but Cyprus, with the potential dangers it poses, is still untouched. With Erbakan wishing to maintain hawkish views on Cyprus a electoral trump card it is difficult to see how any progress can be made.

The overriding concern of coalition parties is to insure their electoral support. They will find it well-nigh impossible to make the unpopular decisions which are required for a solution.

The man standing to most from this ineffectual administration is Mr. Ec, chairman of the main opposition party, the RPP. The RPP, Turkey's biggest party, has lost its electoral support from national average of 33.3 per cent in 1973 to nearly 44 per cent in the mid-term elections.

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Mr. Suleyman Demirel: the magnificent survivor.

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He may be right. But for the moment Mr. Demirel faces a new crisis which will be a new test for his political survival kit. The crisis this time comes from within his coalition. It was created by Mr. Necmettin Erbakan, the 48-year-old Deputy Prime Minister, whose pro-Islamic National Salvation Party (NSP) is the biggest of Mr. Demirel's three coalition partners. Mr. Erbakan is like Mr. Demirel, a similar dilemma.

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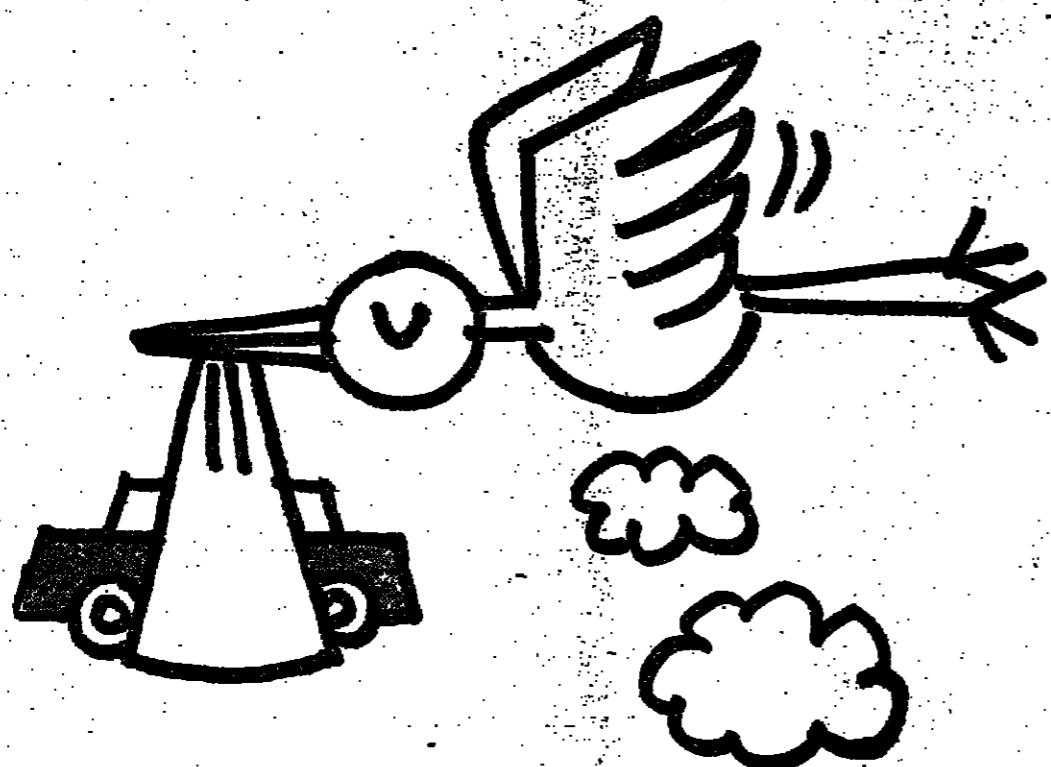
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HOME NEWS

Shareholder group to fight Felixstowe take-over

BY ARTHUR SMITH IN FELIXSTOWE

STRONG OPPOSITION to the proposed take-over of Felixstowe docks by the State-owned British Transport Docks Board was expressed at the annual meeting of the company here yesterday.

Several shareholders are to try to organise a revolt against the decision and it is hoped to mobilise opposition before the extraordinary general meeting in London on November 21 when shareholders will vote on the move.

Yesterday, Mr. Gordon Parker, 54, the chairman of Felixstowe docks, who created the successful private enterprise port, constantly rebutted questions from disgruntled shareholders at the crowded annual general meeting.

The price of £3.25m. was not what he would have wanted and it gave him "a great deal of sorrow" to hand over his "favourite child" to the BTDB, Mr. Parker said.

Moreover, impending national-

isation made it difficult for the company to raise the new capital "reasonable". Indeed, for a take-over bid, the assurances given by the BTDB about the future development of Felixstowe are so good as to be almost without precedent, according to Mr. Kenneth Thoroughgood, the Felixstowe deputy chairman.

A copy of the draft Bill to give the BTDB powers to make the acquisition is contained in a letter from Felixstowe directors to seat to shareholders recommending acceptance.

The proposed legislation guarantees that the BTDB will not direct traffic from the port and will try to protect and improve employment prospects.

Mr. Parker told shareholders yesterday that the very threat of nationalisation and the uncertainty created had forced the non-executive directors to resign from the time the BTDB gets the Royal Assent for its legislation next August.

Assuming the deal goes through, Mr. Parker and all non-executive directors will resign from the time the BTDB gets the Royal Assent for its legislation next August.

Arts facing crisis over grants

BY MICHAEL THOMPSON-NOEL

AN IMPASSIONED call for Jenkins, the Arts Minister, of after all cuts, the City of Birmingham Symphony Orchestra was made yesterday by worked hard to secure increased funds for the arts and was particularly helpful in persuading the Treasury to provide money to enable the National Theatre to open.

But he added: "We feel that the Government as a whole and the nation as a whole do not realise the seriousness of the situation facing the arts."

In a catalogue of the arts' plight, Mr. Shaw said: "There was a serious danger that the Old Vic may have to close indefinitely when the National Theatre leaves it, because there was no money."

Mr. Shaw's statement spoke of the profound difficulties facing the national arts companies, the Royal Opera House, Covent Garden, the virtual abandonment of a new award scheme for individual artists and serious cuts in the work of the council's music and literature panels.

The council's current grant, which has been eroded by inflation, is £26.15m.—22.5 per cent. more than the £23.3m. it received in 1973-74.

Mr. Shaw advised Mr. Hugh had a forecast deficit of £60,000 to plan well in advance.

All of these Bonds have been sold. This announcement appears as a matter of record only.

NEW ISSUE

October 15, 1975



CITY OF OSLO

(Kingdom of Norway)

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Crédit Commercial de France Deutsche Bank Aktiengesellschaft
Kuwait Foreign Trading Contracting & Investment Company (S.A.K.)
Merrill Lynch, Pierce, Fenner & Smith Société Générale de Banque S.A.
Westdeutsche Landesbank Girozentrale
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Banque Française du Commerce Extérieur Banque Générale du Luxembourg S.A. Banque Internationale à Luxembourg S.A.
Banque Ippa S.A. Banque Lambert-Luxembourg S.A. Banque Nationale de Paris Banque de Paris et des Pays-Bas
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Crédit du Nord et Union Parisienne Credit Suisse White Weld Creditanstalt-Bankverein Credito Italiano
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Norway's Minister of Commerce and Shipping, Mr. Einar Magnussen (right), with Mr. Halfdan Ditlev-Simonsen, president of the Norwegian shipowners' association, at yesterday's meeting with bankers in London.

Minister questioned on ship guarantees

BY MARGARET REID

BANKERS questioned Mr. Einar Magnussen, Norway's Commerce set up, when proposals are and Shipping Minister, in through the Norwegian Parliament yesterday about the moment, will be able, in suitable adequacy of the Kr.2bn. (£177m.) cases, to guarantee interest on State backing planned for proposed new loan guarantees to the problem-voiced Norwegian shipping industry.

He was explaining the working of the new Guarantee Institute for the laying-up of surplus ships and drilling rigs and, in selected cases, the principal of loans on ships if they are sold from one owner to another.

Participants, who have to join the arrangement by the end of this year, will have to put up certain contributions to the scheme.

Of the plan generally and the adequacy of the supporting Norwegian Government guarantees, Mr. Magnussen remarked: "This isn't going to do anything on the principal of loans already taken up. We are not going to bail out banks in that way."

The principal aim, he said, was to make it possible for owners to retain and receive ships and wait for some time until business conditions improve. Keeping the most modern and efficient ships in our fleets and under our flag."

Earlier, he had told the assembled bankers that Norway wanted to look after her real assets and was anxious to prevent selling-off of vessels abroad at "bargain prices."

Ryder call for more company accountability

By Peter Foster

A CALL for greater accountability by companies for their shareholders came yesterday from Lord Ryder, chairman designate of the National Enterprise Board.

Speaking in London, Lord Ryder — although he emphasised that the major priority for any company had to be "to work out a constructive relationship with its employees" — stressed: "I am convinced that we have to make accountability to shareholders much more real than in the past."

He noted that since neither individual nor institutional shareholders normally "intervene positively" in company affairs, accountability to such groups had in many cases become more theoretical than real.

Turning to the company/employee relationship, Lord Ryder said that in his view the key to success was that if doctors exercised their clinical freedom by sensibly prescribing drugs, they could release much-needed resources for expansion within the National Health Service.

He told the Royal Society of Health that in 1972 in England over 45m. prescriptions (nearly 18 per cent. of the total) were written for barbiturate hypnotics, other hypnotics, tranquillizers, anti-depressants and other

Coal Board loses EEC court case

BY DAVID CURRY

BRUSSELS, Oct. 30

THE NATIONAL Coal Board has been ordered by the Brussels judges because it had to meet the Commission to reduce the prices of the NCB's sub-bituminous coal it charges to National Smokeless Fuel, which dominates the market with 90 per cent. of the domestic coke produced.

The order follows an instruction from the European Court of Justice for the Commission to take steps to protect the operations of the National Carbonising Company while the court adjudicated an appeal from NCC against a previous Commission finding that the National Coal Board's pricing policies were not in violation of anti-trust law.

National Carbonising produces industrial and domestic coke from two plants at Barnsley and Rotherham which, it says, are jeopardised by its inability to operate the coke business at a profit because of NCB policies.

The company is best known for its smokeless fuel business which last year produced a turnover of £15.2m. out of a total of £39.8m. and for £1.8m. of £21.1m. trading profits.

The order is for the NCC to reduce by £2.79 a tonne the price of its coke supplied to NCC for 12 weeks from October 22. However, NCC must put up cast-iron guarantees to enable the NCB to be compensated for its price cut in the event of the NCC failing.

The issue goes back to July when the National Carbonising Company wrote to the Commission complaining of NCB practices in the coke market. It said that it could not survive both the high prices it had to pay for coking coal and the low prices it had to charge for its coke products.

Threatened

The National Coal Board apparently agreed in September to take over one or both of the threatened NCB plants and arranged for the British Steel Corporation to take its industrial hard-coke from NCC for a significant amount of the steel concern. The NCB told the court last week that this aid had cost just under £5m. a week.

Doctors warned on drug prescriptions

By RAY DAFTER

DOCTORS are being urged by Government to be more prudent when prescribing drugs.

Dr. David Owen, Minister of State for Health, said yesterday that if doctors exercised their clinical freedom by sensibly prescribing drugs, they could release much-needed resources for expansion within the National Health Service.

He told the Royal Society of Health that in 1972 in England over 45m. prescriptions (nearly 18 per cent. of the total) were written for barbiturate hypnotics, other hypnotics, tranquillizers, anti-depressants and other

"In prescribing them heavily do we really know what we are about?" he asked.

"Experience with the psychiatric group of drugs shows that however beneficial or harmless they may seem, when they come into general use, a darker picture begins to emerge."



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LABOUR NEWS

Dispute-ridden haulage base appeals to TGWU

BY JOHN WYLES, LABOUR REPORTER

URGENT TALKS with Transport, has lost more than £20,000 since and General Workers' Union the £125m base was opened in national officials are threatening a strike in 1968 largely through trade brought by the management of a ping away because of the black Birmingham container base being by its 70 freight handlers which claims it has been brought who have at times even refused to the brink of closure by "restrictive practices" supported by foreign drivers.

Management alleges that the the union's commercial trade group secretary for the Midland group secretary for the Midland Container Base Limited, which has six U.K. bases, warned yesterday that the Birmingham base would be closed permanently unless a "blocking" campaign against non-union lorry drivers is lifted and a current dispute over security passes settled.

Benn move on oil rig industry

By Christian Tyler

TALKS between the Government, trade unions and the oil companies were proposed yesterday by Mr. Anthony Wedgwood Benn, Energy Secretary, as a way of speeding up the flow of orders for North Sea oil rigs.

The hiatus of orders, especially for steel construction work, threatens to make 1,800 men idle at a Hartlepool yard by next summer. A similar situation could later face workers at the Nigg Bay construction yard in North-east Scotland.

Mr. Benn's suggestion was made to shop stewards from Laing, Offshore, Corythorpe yard, who asked the Minister to sit down with the oil companies. The meeting followed a lobby of 15 Northern MPs and the presentation of a petition at No. 10 Downing Street, seeking the Prime Minister's intervention.

The orders' problem is attributed to the oil companies' reluctance to tender until they are more certain of the Government's financial policy on North Sea oil.

The unions said they had received no assurance from the Minister that the yard would stay open, but had been promised that he would investigate on their behalf. He will meet the company and union representatives again in the New Year.

Meanwhile, the stewards welcomed Mr. Benn's suggestion that there should be a permanent liaison committee of union general secretaries, government officials and oil company executives to discuss the flow of work on North Sea development work.

APPOINTMENTS

R. Comley joins Board of Cory Brothers

Mr. Roy Comley has been appointed a director of CORY BROTHERS AND CO., part of the Powell Duffryn Group.

Sir Herbert Ashworth has been invited to the Board of THE BUILDER, publisher of the weekly construction industry magazine Building. Sir Herbert is chairman of Nationwide Building Society and a vice-president of the Building Societies Association.

Group changes at S. Pearson. S. PEARSON AND SON announces with regret that owing to ill health Lord Peville has relinquished his position as chief executive and his directorships of the group's subsidiaries. He will continue as a non-executive director of S. Pearson and Son. Mr. G. Gibson has assumed the duties of executive deputy chairman.

Mr. Daniel Meiburgs, chairman of Lazard Brothers and Co., succeeds Lord Peville as chairman of the Whitehall Trust, the holding company of the group's interests in banking and financial services.

Mr. J. P. Mead, the chairman of Doulton and Co. is joining the Board of S. Pearson and Son.

Mr. J. H. Hale, who will be assuming full-time executive duties at the group's head office, becomes joint deputy chairman of Doulton and also deputy chairman of the Whitehall Trust.

Lord Alton is resigning as Deputy chairman of Pearson Longman but remains on the Board of the company, and certain of its subsidiaries, as a non-executive director. He will be succeeded as deputy chairman of Pearson Longman by Mr. C. R. E. Brooke an executive director of S. Pearson and Son.

Mr. Norman Gardner has been appointed marketing director of LUBRICATION ENGINEERS (UK), a subsidiary of the Butterfield-Harper Group.

Mr. J. N. Sykes has resigned through ill-health from the Boards of the BRITISH COTTON AND WOOL DYERS' ASSOCIATION and its subsidiaries. Mr. L. W. Warner succeeds Mr. Sykes as managing director of the A and G Holding Company. Mr. J. V. Haworth has been appointed to the main Board of the group.

Mr. J. T. Bell, a director and secretary of SIR LINDSAY PARKINSON AND CO., a member of the Fairclough Group, has retired.

Leyland participation plan agreed for bus and truck workers

BY JOHN ELLIOTT, LABOUR EDITOR

after the settlement of a 10-week strike by the freight handlers who is said to have cost more than £125,000 in lost time.

Behind both disputes is a management decision to step up efforts to prevent pilfering at the base. An estimated £25,000 worth of goods were stolen last year and the strike began after three employees were suspended for refusing to be searched.

Mr. Law has blamed the basic problems on bad management but he has agreed to allow the latest dispute to be discussed by the company at national level with Mr. Ken Jackson, the TGWU's national commercial group secretary.

This shutdown came only days

BRITISH LEYLAND'S truck and bus division yesterday formally the division's managing director announced details of its shop steward-based employee participation scheme, which has been there, has been no attempt to ensure equal numbers of management and union representatives on the committees, partly because they are not intended to vote on their decisions.

The company heralded the announcement as being not only a new structure for management-employee relationships but "the beginning of a major change of attitude."

"British Leyland sees the proposed joint management councils and committees as demanding a radical change of approach by management and employee representatives," said the company.

As in the car division, the truck and bus agreement involves three tiers of joint shop steward-management committees—the lowest at plant level semi-representatives onto

middle-level operations committees covering, for example, developing agreed courses of

inflation policy and later by a suggestion from the employers that they should be deferred because they have to be offset against the 5% rise for bank employees next year.

"Only by management and employee representatives approaching the new councils and committees with this objective will they be able to fulfil

the firm's objective of developing agreed courses of

inflation policy and later by a suggestion from the employers that they should be deferred because they have to be offset against the 5% rise for bank employees next year.

Meanwhile, the National Union of Bank Employees and the staff associations in three of the clearing banks have agreed to meet again in December to

discuss the terms of the proposed merger into one union, a spokesman for the staff associations said yesterday.

Meanwhile, the TGWU will be seeking an urgent meeting with chairman, said

Living cost rise for clearing bank staff

BY OUR LABOUR REPORTER

THE TRANSPORT and General Workers' Union yesterday scored a major victory in its campaign to discuss the implications of the tribunal's decision.

Mr. Hugh Wiper, TGWU Glasgow district secretary, predicted there were bound to be national repercussions. "There will be a demand by other Ladbroke workers in other parts of the country to discuss the dispute in Scotland."

In a test case ruling likely to affect 150 other former Ladbroke employees sacked at the same time and who are still unemployed, a tribunal sitting in Glasgow decided that the six TGWU members had been unfairly dismissed by the company for taking part in a strike over pay and recognition.

But according to the written judgement delivered yesterday the demands for union recognition were a major influence on the management's attitude.

"Our general conclusion is that the trade union aspect of the tribunal's decision is negligible but, nevertheless, we are therefore unable to conclude that the reason or the principal reason for the decision was that the employees took part in a strike," Mr. Ian MacDonald QC, the tribunal

seeking an urgent meeting with chairman, said.

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discuss the terms of the proposed merger into one union, a spokesman for the staff associations said yesterday.

Meanwhile, the TGWU will be seeking an urgent meeting with chairman, said

Nightclub strike—but show goes on

BY OUR LABOUR STAFF

ABOUT 100 workers at the top London nightclub, Talk of the Town, came out on strike yesterday—but the show will go on.

The cabaret spot is owned by Trust House Forte, which is refusing to meet a Transport and General Workers' Union demand

for a closed shop, the union had a strong membership and that the management had regular dealings with the union.

On a proper basis. But he said, if some workers wanted to remain outside the union, the club defended their right to do have an equal number of repre-

sentatives covering, for example, Scottish operations and those in Lancashire.

In turn these operations committees will send nine shop stewards onto a top level council if some workers wanted to remain outside the union, the where the management will be able to fulfil their proper purpose.

The show, with Roy Castle topping the bill, would go ahead to-night.

The orders' problem is attributed to the oil companies' reluctance to tender until they are more certain of the Government's financial policy on North Sea oil.

The unions said they had received no assurance from the Minister that the yard would stay open, but had been promised that he would investigate on their behalf. He will meet the company and union representatives again in the New Year.

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Meanwhile, the stewards welcomed Mr. Benn's suggestion that there should be a permanent liaison committee of union general secretaries, government officials and oil company executives to discuss the flow of work on North Sea development work.

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The Property Market

BY QUENTIN GUIRDHAM

Some hardening of City yields

THE price of £4.65m. paid for 30 Finsbury Square has brought some reassurance about City property values and a confirmation of the hardening yield trend. The initial yield of 5.9 per cent. indicates a present rent of £280,000 and this should rise to slightly under 8 per cent. in December next year, so the reviews on this multi-tenanted building are assumed to raise the rents to around £375,000.

The leasehold sellers, Trafalgar House Investments, get something under £2m. of the total price, the lion's share going to the freeholders. This does not mean that Trafalgar House has decided the City is the place to sell. According to managing director Victor Matthews, the building, formerly headquarters of Trollope and Colls, has never been considered as one of the City properties the group wished to keep. But it was not until this year that the freeholders, an institution, were of the same mind.

This with another office sale at Southwell House, Rayners Park, brings Trafalgar House's office disposal total this year to around £15m. And Whitbread Trafalgar Properties has also made a sale this week: Marsland House, at Sale, near Manchester, has been sold to the tenants, Federated Insurance.

But for the City Market, the presence of Scottish institutional buyers (30 Finsbury Square is thought to have gone to Scottish Widows) provides much the same sort of comfort as the Saudi Arabian consortium bank's decision to take space in 99 Bishopsgate. At least the right people are still in the market, even if the prices may not suit everyone.

What the Al-Bank Al-Saudi Al-Alami is paying for its two floors is something Berkeley Hamble does not want to reveal (there is room for different definitions of the floor space taken, but it is more than 20,000 square feet). Healey and Baker, which acted for the bank, reckons it has struck a suitably hard bargain. After all, this is potentially a major banking force and increases the tower's claims to a banking centre.

Equally, Richard Ellis and Vigers, and the developers as well, must be relieved that the upper-floor lettings have now started, and on a high note.

One way of calculating the rent gives the building virtually nothing of its hoped-for premium over the Stock Exchange's asking price of £13.50 per square foot, but then there is no news of any lettings there yet. Even taking a calculation more favourable to the developers, the Saudis and their Western shareholders are unlikely to pay more than £15 per square foot, which is quite a drop from the £17-plus asked earlier in the year.

The decline in City rents is in a property share survey produced by Phillips and Drew, reckoned to continue. They work on the basis of prime central London rents having

fallen 25 per cent. and being due for a further 25 per cent. decline. And, while the stockbrokers follow several agents in forecasting that the market will come into balance again in 1977-78, the assumption for the earlier year is only suggested if the economic cycle produces an unusual lull in the demand pattern: instead of a steady 1.5m. square feet a year demand in central London, P and D thinks one might get a 1m. square feet demand in 1976 followed by a 1.5m. square feet in 1978 and then just a million square feet for the next two years.

Even so, P and D analyst Paul Coombes thinks that the best prospects definitely lie outside London in provincial locations

where the limited amount of office space in the pipeline (only 18 per cent. of existing stock total either now vacant, under construction, or with planning permission in the case of Leeds). Another sector favoured is prime shop property.

One point the survey makes is that the amount of genuinely prime property for sale has been greatly exaggerated. On the stockbrokers' estimates it is £800m. out of a total of £2,700m. current overhang of property on offer. "When this is compared with a level of institutional investment in property which last year ran at £260m., it is by no means the inexhaustible supply which some commentators have assumed."

On the 30 Finsbury Square deal, the purchasers were represented by Jones Lang Wootton. Cluttons acted for the freeholders and Healey and Baker

for Federated Insurance. intact, the idea is to get institutional backing before building starts next year. If the scheme goes ahead, the value to Ireland is still put at £17m., though the company must know quite well how shaky Brussels values are and it is also looking at the prospect of re-legalizing itself to simplify project management role. This year it has completed the sale, in flying freehold, of its Government-occupied Belliard development, realising a total of £1.8m. but it has another, smaller unit and unsold Brussels block on its hands.

At home, there is similarly one big project which could be dangerous. This is a £12m. office development at Hammersmith against which a potential liability of £2,125m. should Ireland pull out, had to be shown in the last accounts. Now the company claim that the more likely penalty is only £5m. Talks about funding continue, and with Ireland's partners due to take up half the space, negotiations to pre-set the remainder look fairly

planned for the 14.3 acre site.

Apart from completing the Brussels sale, the only major disposal so far this year is £900,000 raised from the New Malden office, car-park and store development. Ireland is looking for three more U.K. sales before the end of the year.

These are part developments where there has already been a rent review, and come from the fixed assets section. The sales would mean the reduction by about a half of the U.K. investment portfolio.

Last year's accounts (which showed nearly £1.2m. of interest capitalised and only £262,000 charged to profit and loss) included auditors' qualifications on the £12.5m. of development land and property not sold in advance. Even with the contracting side profit running in line with last year, the injection of Middle East business into an order book apparently written at decent margins, and the turn-

around of the Weir acquisition. Manufacturers and Cartier available has increased by about 17,286 square feet, meaning a square foot is being offered at effect, that some 4,650 square feet rent and in this case of accommodation has been £11,000 p.a. and in this case the second phase of 22,000 months or so (King's did the square feet will go short by about the sums on the August figures).

An institution has bought the long leasehold interest held by the Bastion Development from the Bastion Corporation, a £6,000 square foot warehouse on the Burin Mills Industrial Estate, Basingstoke. This was built by the Keddie Group, which will occupy about half the space, the rest being used by Carreras Rothmans and Company, which acted for the institution, says about £300,000 was paid for the leasehold interest subject to an overriding geared leaseback on the entire premises to the Keddie Group with frequent rent reviews.

Druce has also been active, for John Matthews in letting the Church Road estate at Gatwick. Around 100,000 square feet have been let in the last month or so, tenants including British Caledonian, Pitney Bowes, the ASA subsidiary of Jardine Matheson, Air Marketing International and a British Plastic Packing subsidiary. There are three-rent reviews and rents are said to have exceeded £2 per square foot. Talks with a public company for a purpose-built 200,000 square feet addition to the estate are in progress.

But isolated evidence such as this of a brisk market in one area does not disguise a very poor occupation trend, especially in the South-East. King and Co.'s new availability survey shows very large rises in vacant space in both the warehouse and factory markets. Their total, who have taken space, will begin during next year will trading due to start by Christmas 1978. Further Tedford plans to have seen from 20m. square feet in March to 27.3m. square feet; and the figure for factories has jumped from 23.4m. square feet to 33.6m. square feet.

Despite the completion of Jones Lang Wootton has bought almost 8m. square feet of new warehouse and industrial units since March, the total one of the better farms increase of premises currently Humberstone, for £220,000.

OUT AND ABOUT

• Artagen Properties has completed construction of the first unit of its Riverside Industrial Estate at Ponders End, Middlesex. This is a 28,500 sq ft warehouse let to a company called Stadium LRC International. BMK and Dixon Photograph have already taken space on 272,000 sq ft estate.

• Expected confirmation to come through for the second phase of the Tedford Centre Shropshire. The Department of the Environment approval of more than doubling the 250,000 sq ft of the first phase, Mar and Spencer, Littlewoods, Habitat and Mothercare are among the who have taken space. Building will begin during next year wi

th trading due to start by Christmas 1978. Further Tedford plans to have seen from 20m. square feet in March to 27.3m. square feet; and the figure for factories has jumped from 23.4m. square feet to 33.6m. square feet.

• Another small agricultural investment by a pension fund, Debden, Tewin and Chinnock. Most of the 41,000 square feet of warehouse and industrial units has been let to Wallpaper

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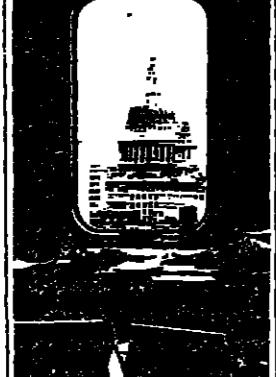
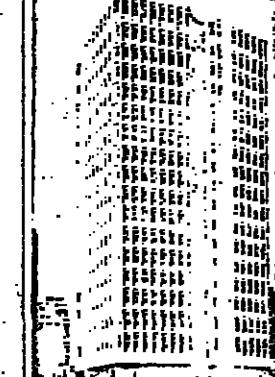
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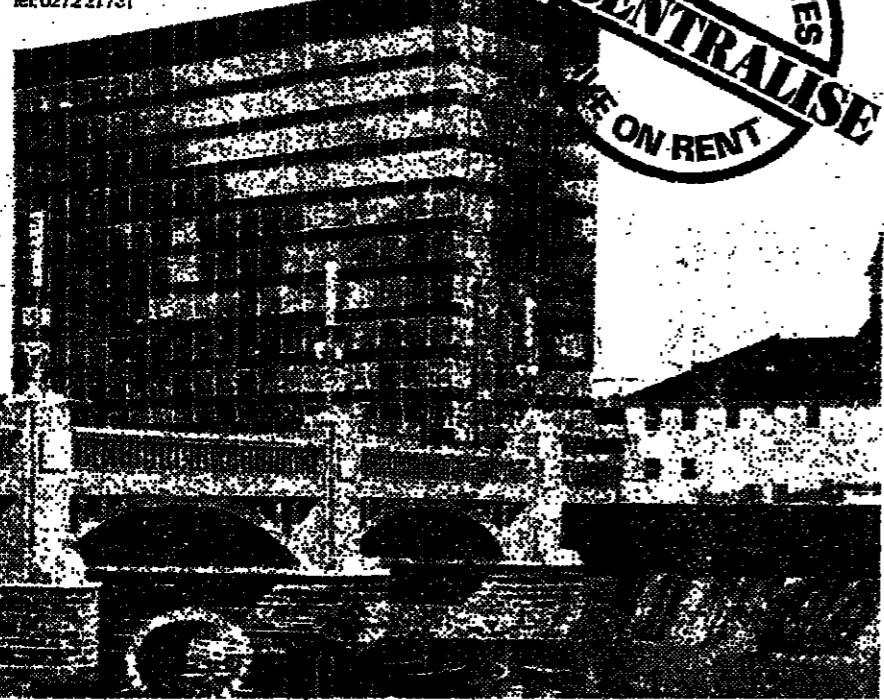
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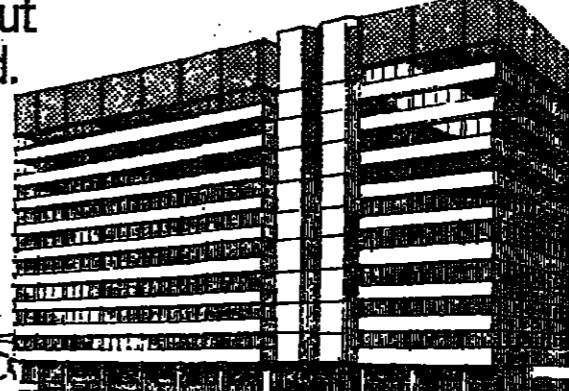
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Wilson expects talks before any final Chrysler decision

MP probes reserve assets build-up

TOTAL TREASURY bills outstanding at the end of June 1975, were £2,573m., Mr. Edmund Dell, the Paymaster General, told the Commons yesterday.

He was replying to Dr. Reginald Bennett (C Fareham) who asked if the Chancellor was concerned at the build-up of reserve assets in the banking system.

Mr. Dell stated: "I am certainly conscious of the recent rise in reserve assets in the banking system. But at present the growth of credit is limited by lack of demand."

"The Chancellor has recently re-emphasised the Government's readiness to use the various methods available to the authorities to influence monetary conditions so as to fit the Government's overall economic policies."

In a reference to the future role of expansion of M3, Mr. Dell recalled that the Chancellor had recently stated that as the economy moved out of recession the demand for credit would revive.

"It could then well reach a level at which some further restraint will be necessary if the money supply is to be kept under control," he stated.

Mr. Wilson said it was too early to speculate what Chrysler's decision would be. He told Mr. Malcolm Rifkind (C Pentlands) that the Scottish MP was not exaggerating in saying that a decision by Chrysler to withdraw from the U.K. would, by any calculations, be a devastating blow to employment prospects.

Mr. Wilson assured the House that the Government had been in continuous touch with the corporation. "Mr. Varley has written to the chairman of the Chrysler Corporation asking for full appraisal of the situation."

"I understand that the corporation did, in any event, intend to have discussions with the Industry Secretary in the very near future."

Mr. Wilson agreed with Mr. Leslie Huckfield (Lab., Nun-leaton) that it was a very complex situation involving model ranges, market capacity, and other problems.

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FRIDAY, OCTOBER 31, 1975

A policy for industry

THE GOVERNMENT is now spared even in the long run, or under increasing pressure to give some clear shape to its industrial policy. The Industry Act has passed the Lords, the first strategy meeting at Chequers is less than a week away, and the future of Chrysler poses an urgent practical question—the first possibility of the collapse of a relatively major company since the change of regime at the Department of Industry. The latest reports from the shipbuilding industry suggest that a second dilemma of this kind may soon become pressing.

Public health

Mr. Eric Varley has repeated that his broad aim is to concentrate public help on industries with a prospect of future success. This is an admirable statement of ends, if a little short on means: Mr. Varley presumably intends to pursue what he would regard as a more long-sighted investment policy than he thinks the private sector is willing to do, and wait for rewards well over the horizon—a policy whose success cannot, by its nature, be judged until it has been pursued for some time. He has so far, in the relatively minor cases of Norton Vickers and the Scottish Daily News, shown that at least he knows how to refuse aid to failures, but that is only the negative half of his policy. The constructive half is more difficult.

The most detailed contribution from the official side to the task of defining the problem is an economic paper from the NEDO staff. This is a rather sketchy piece of research so far, as its authors admit, but it has already progressed far enough to raise some awkward questions about the whole concept of "selective support." Broadly, the paper suggests that the problem consists not so much of growing and declining industries as of inefficient and inefficient firms.

It is the inefficient firms on its own Left may also note which are likely to approach with interest that the growth of the Government and the public spending itself is National Enterprise Board, as thereby held back. Sound the Chancellor and Lord economic policy is still the pre-requisite for successful industrial policy, and could make a individual case represents sur-

plus capacity which can well be redundant.

Doubt over the U.S. recovery

ONE OF the main objectives of Britain and a number of other European countries in the international debate about the depth of the current recession has been to exert pressure on the governments of the strong economies—notably the United States and West Germany—to deflate faster, and thus drag the rest of the industrialised world in their wake. But when the economic summit meeting opens at Rambouillet in a fortnight's time, the Washington delegation will be able to argue with some force, on the evidence of their third quarter GNP figures, that the recovery is already well under way in the U.S. and that there is no case for further stimulation on international grounds.

Inventory

There is still room for doubt over the strength and the durability of the American recovery, however. Though the growth in real GNP (11.2 per cent, at an annual rate) is the fastest for 20 years, it is mainly due to changes in inventory levels, while the growth of final sales was marginally down on the second quarter. Business investment showed an encouraging turnaround, from a drop in the second quarter to a small increase in the third. But the President's Business Advisory Council is taking a bearish view of the underlying trend for investment, partly because of the cost of anti-pollution controls, partly because of the adverse impact of inflation on company profitability. Inflation is far less serious in the U.S. than in the U.K., of course, but the September retail price index represents an increase of 0.5 per cent on August, and brings the seasonally adjusted annual rate of increase up from 7.1 in the second quarter to 7.3 per cent in the third quarter.

Doubts over the durability of the recovery have been reinforced by the dip in the Commerce Department's index of leading indicators, reflecting especially in the light of its very large trade surplus.

The stocktaking 10 years on from Rhodesia's UDI

From BRIDGET BLOOM in Salisbury

ON NOVEMBER 11, White Mr. Vorster, too, for different principal reasons, is certainly wondering about the possibility of a change of leadership. The event will no doubt be met with rejoicing and self-congratulation among the ruling Rhodesia Front leadership. But

The aim, on both sides of the Black-White line in Southern Africa, and certainly for the neighbouring governments in lagam.

There are two main reasons for the failure of detente in Rhodesia. The first is the fragility of the unity of the African National Council, from the beginning an uneasy amalgam

of the former Zanu and Zapu parties under the umbrella leadership of Bishop Abel Muzorewa. Now split into two factions, with Mr. Joshua Nkomo claiming the leadership inside Rhodesia and the Reverend Ndabani Sithole and Bishop Muzorewa heading the ANC.

There is no need to go back as far as January 1966, and Mr. Harold Wilson's determined statement that the Whites in Rhodesia would be overcome in weeks not months, though Mr. Smith's strategy then held

—and still holds—lessons for the future. In today's depressing scene in Southern Africa, one thing stands out: despite concerted efforts, for the first time, by both Black and White leaders in the area, and despite the vastly changed circumstances which have resulted from the Portuguese withdrawal from Southern Africa, a peaceful settlement to the Rhodesian problem seems as far away as ever.

Almost a year ago, following the most extraordinary and secret contacts between Mr. John Vorster, South Africa's Prime Minister, and President Kenneth Kaunda, of Zambia, Rhodesia's African Nationalist leaders, jailed a decade previously by the Rhodesian Government, were released. Within the next month Mr. Vorster and Dr. Kaunda had succeeded in getting Mr. Smith and the nationalists to the point where their respective "clients" had agreed to a ceasefire, and to sit round a table to negotiate a peaceful settlement of Rhodesia's future.

Such a strategy can help to clarify the vital difference between development and mere job protection, but it can also be a way of making one's mistakes consistent: perhaps the most welcome news is the declaration, through hints and omissions, that present plans for State intervention are greatly scaled down from last year's rhetoric.

Lame ducks

While the State may have a limited role to play—the latest figures from Rolls-Royce and the performance of ICL suggest that not all lame ducks need be cripples for life—private enterprise, responding to market pressures in a stable monetary environment, must remain the main source of growth in a mixed economy. Here the NEDO analysis is full of hints which are not followed up: for example, the fact that Britain lags behind France and Germany most notably not in investment or productivity, but in the growth of home demand. The fact that growth is hampered when the rewards of work and enterprise—not least work on the shop floor—are systematically taken away to leave room for more public spending appears clearly in the figures, but nowhere in the text. The Government critics

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Almost a year ago, following the most extraordinary and secret contacts between Mr. John Vorster, South Africa's Prime Minister, and President Kenneth Kaunda, of Zambia, Rhodesia's African Nationalist leaders, jailed a decade previously by the Rhodesian Government, were released. Within the next month Mr. Vorster and Dr. Kaunda had succeeded in getting Mr. Smith and the nationalists to the point where their respective "clients" had agreed to a ceasefire, and to sit round a table to negotiate a peaceful settlement of Rhodesia's future.

Such a strategy can help to clarify the vital difference between development and mere job protection, but it can also be a way of making one's mistakes consistent: perhaps the most welcome news is the declaration, through hints and omissions, that present plans for State intervention are greatly scaled down from last year's rhetoric.

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FINANCIAL TIMES SURVEY

Friday October 31 1975

OFFICE RELOCATION

The rate of office relocation has slowed down in the current economic recession, but the basic arguments for decentralisation remain valid. Many companies can recoup the costs of relocation in a single year by savings in rents, rates and lower staff costs. Although the preference is still for companies to move to the areas just outside London, an increasing number are enjoying the greater benefits of relocating into Areas for Expansion, where Government subsidies can help reduce costs further.

Office Premises suitable for firms seeking to relocate.

Of our current instructions, we take the opportunity to make brief mention of several situations which could provide answers for companies facing the problems of relocating.

In the West of England and South Wales, we have five major office developments completed or under construction. Each of these could suit a company planning a major headquarters move, and would prove more economic than having new premises constructed on a virgin site.

Inter-City House, Bristol

The premier commercial City of the South West, Bristol, an extremely popular office center which has consistently attracted major office tenants over the past five years. The already excellent communications are now to be complemented by the new High Speed Trains on Western Region, with a journey time of only 85 minutes to Paddington.

Inter-City House is a first class air-conditioned office building of some 105,000 square feet, and is now ready for occupation. In a City where tenants are extremely conscious of the quality of their accommodation, the building is able to meet the expectations of the most exacting of occupiers.

Old Orchard, Poole

Since the erection of new headquarter offices for Barclays International, which commenced some three years ago, Poole has grown very rapidly from a provincial Town to an office centre having some 480,000 square feet of office space built or under construction, the majority of which is now tenanted. The local pool of trained secretarial and clerical staff has increased and is increasing to cope with the availability of work, and the excellent amenities which the Town offers will, we feel sure, continue to attract firms contemplating relocation for many years to come.

Old Orchard is a new office building offering some 80,000 square feet of accommodation for occupation in March 1976. The eleven storey prestige development enjoys a magnificent view over the natural harbour of Poole in addition to the more usual virtues associated with a building planned for the most discerning occupier.

Dorcan House, Swindon and Princes House, Swindon

The extremely progressive attitude adopted jointly by the Swindon Borough Council, the Wiltshire County Council and the Greater London Council to implement the impetus given to expansion of the Town by its designation in 1964 as one of the areas to receive London overspill, on a large scale has led to Swindon's present status among the fastest and most consistently growing office locations in the Country.

Dorcan House is a development in three linked blocks, each of some 28,000 square feet on three office floors. Phase I, which consists of the first two blocks, will be ready for occupation in the Spring of 1976, and Phase II, being the remaining block, will follow thereafter. Thus within the total area of 83,000 square feet, complete flexibility of occupation is offered. The centrally heated development will be carpeted throughout and the high standard of finishes will anticipate the requirements of the most particular tenant.

Within the second phase of the Headquarters development of the Nationwide Building Society, 34,000 square feet of air-conditioned offices are offered for occupation in September of this year. This is a most prominent building close to the Brunel Centre shopping complex and to the Civic Centre.

Clarence House, Newport South Wales

The growing importance of Newport as a commercial and industrial centre is evidenced by the fact that such major companies as Ansafone Limited, Plessey Marine Limited, Crompton Parkinson and the British Shoe Corporation have recently moved to the Town. A continuing attraction for companies considering a move will be the most attractive Government grants and incentives which are offered as Newport has been

designated an Intermediate Development area.

Clarence House is a prestige 11 storey office tower, providing some 87,000 square feet of air-conditioned accommodation within walking distance of the central shopping area of Newport. The building, which is being completed to a very high standard of finishes both internally and externally, will be ready for occupation in the early part of 1976.

Within easy reach of Central London, and in the area where it is necessary to acquire an Office Development Permit in order to get planning consents for schemes of over 10,000 square feet, we are able to offer five sites each with the very real prospect of substantially lower initial and future rents than will obtain in the prime central areas. Together with excellent communications and good local pools of secretarial and clerical staff offering easy recruitment, these schemes may prove attractive to many large companies the nature of whose business prevents them from moving far from the capital. In each case, the likely time required to obtain planning consents and develop will be about three years, so a considerable amount of forward planning is necessary.

Savoy Cinema Site, Enfield

The London Borough of Enfield is a G.L.C. preferred office location, being within 25 minutes by rail of Liverpool Street and within 15 minutes of Seven Sisters underground station on the Victoria Line (Oxford Circus 10 minutes). Thus a comfortable half hour's travel takes the occupier of this scheme to either the City or the West End.

Within this redevelopment will be a squash court complex and plentiful car parking, in addition to a pleasing low-rise building of 50,000 square feet gross of offices (40,000 square feet net). The final specification and standard of finishes can be determined by the tenants' requirements, although clearly a high standard is anticipated. It is possible that an increased floor area could be provided to suit a tenant's specific requirement.

Regal Cinema Site, Bexleyheath

This is a site zoned for commercial development, and on which the Bexleyheath Borough Council are keen to see office development take place at an early date. To this end, they will lend their support to an application for an Office Development Permit and plans have already been discussed and agreed in principle for a scheme containing 140,000 square feet gross of offices.

The site is centrally located in the town, and will be directly opposite a fine new shopping development servicing much of the South East London area. Train journeys of 30 minutes to London Bridge and 35 minutes to Charing Cross provide easy access to both City and West End.

Adlards, Acre Lane, Brixton

Within five minutes walk of the underground (Victoria Line, Oxford Circus 10 minutes, Bank 15 minutes via Stockwell), and of one of the most popular shopping centres in South London, this site is

excellently placed to attract staff from a large local labour force and to enable senior executives to reach the central business areas with the minimum delay. A prolonged dialogue with the Department of the Environment has resulted in the grant of a speculative Office Development Permit for the scheme. In addition, the Planning Authority have agreed in principle to a scheme providing some 64,000 square feet gross of office space. This proposal, having unusually large office floors of 16,000 square feet each, will lend itself exceptionally well to the requirements of firms anticipating an open plan working environment.

Yeoman House, Harrow

In the heart of an excellent residential area to the West of London, within 100 yards of Raynes Lane underground station (Piccadilly and Metropolitan Lines), this site is adjacent to two substantial office buildings occupied by I.B.M. and by Kodak, and when developed will complete the commercial development of the area. In addition to its obvious accessibility to central London, the site is of course most convenient for Heathrow Airport. Staff at all executive and clerical levels presently commute to central London from this

area, and would be readily attracted to work closer to home. Plentiful nearby shopping and eating facilities complete the picture of a site with great potential. Detailed talks with the Planning Authority have produced a scheme for some 42,000 square feet gross of offices which will have the full support of that Authority, subject to an Office Development Permit being provided.

Duke Street/ Maybury Road, Woking

Within five minutes walk of Woking Station (Waterloo in less than 30 minutes) this excellent site can provide up to 56,000 square feet of offices in this rapidly expanding commercial centre of Surrey. Woking already has some 600,000 square feet of offices, of which the great majority are tenanted, and among other major tenants has recently attracted the U.K. Headquarters of the Crown Life Insurance Company of Canada. The new town centre development, with major units reserved for Boots, J. Sainsbury, W.H. Smith and MacFisher's, has enhanced what was already an important centre and, being within a short walking distance of this site, will provide an important attraction to staff.

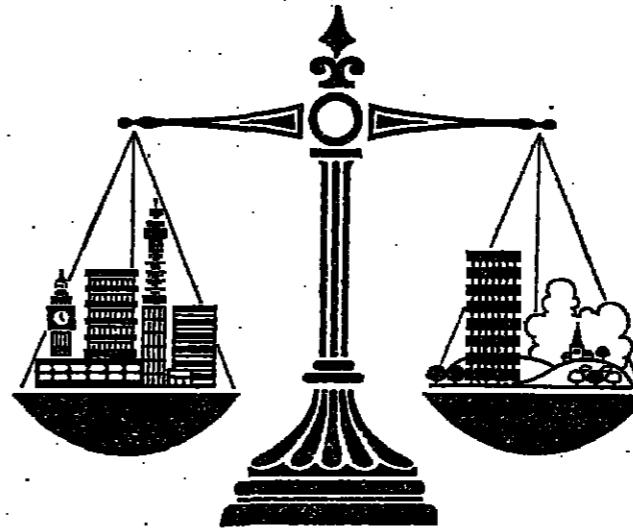
Other Opportunities

The many other situations likely to be of interest to companies contemplating relocation range from the magnificent 200,000 square feet Army and Navy re-development in Victoria, London's newest and fast expanding office centre to smaller buildings such as St. Cuthbert's House, Norwich in which some 25,000 square feet remains vacant in a most attractive location and Mariner House, Southend where the recently completed building of 13,000 square feet awaits a tenant to take advantage of the excellent local recruitment possibilities in this town centre position, within an hour's travel of the City of London.

The brief information given here cannot hope to cover every situation, nor to anticipate the particular needs of a company. It is hoped, however, that the possibilities are of interest and will stimulate fresh analyses of present and future requirements.

For further details please contact: Richard Ellis, Chartered Surveyors 6/10 Bruton Street, London W1X 8DU Telephone: 01-499 7151

AT LAST, A BALANCED VIEW ON OFFICE RELOCATION.



For an impartial, unbiased assessment of the advantages and pitfalls of relocation, you should study the booklet we've prepared on the subject.

For your copy, contact
Richard Ellis, 6/10 Bruton Street, London W1X 8DU.
Tel: 01-499 7151

Richard Ellis

OFFICE RELOCATION II

"The Approach to Relocation"

A booklet based on experience gathered from case histories of office relocation throughout the U.K.



For a copy of this booklet please contact: M.C.Harris F.R.I.C.S.

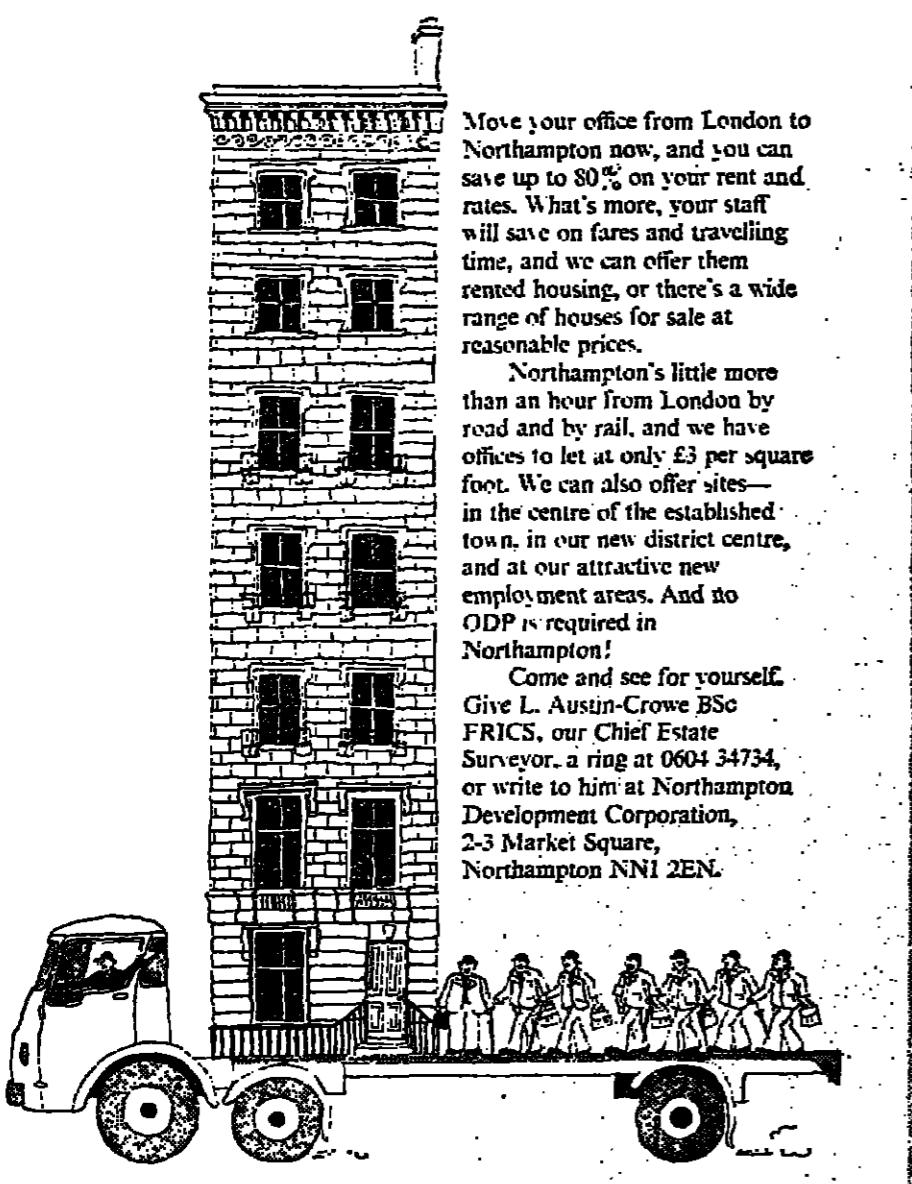
Strutt and Parker

13 Hill Street, London W1X 8DL, Tel: 01-629 7282

Also at: Bedford, Canterbury, Chelmsford, Cheshire,

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RELOCATE IN NORTHAMPTON



Move your office from London to Northampton now, and you can save up to 80% on your rent and rates. What's more, your staff will save on fares and travelling time, and we can offer them rented housing, or there's a wide range of houses for sale at reasonable prices.

Northampton's little more than an hour from London by road and by rail, and we have offices to let at only £3 per square foot. We can also offer sites—in the centre of the established town, in our new district centre, and at our attractive new employment areas. And no ODP is required in Northampton!

Come and see for yourself. Give L. Austin-Crowe BSc F.R.I.C.S., our Chief Estate Surveyor, a ring at 0604 34734, or write to him at Northampton Development Corporation, 2-3 Market Square, Northampton NN1 2EN.

It would be quite easy for any firm to do its own arithmetic. But as a rough and ready guide the LOB has estimated savings each year of between £650 and £2,600 per employee. Thus relocation expenses can be recouped in most cases in a single year.

Are you Considering Decentralising?

Do you need

- Advice on office buildings and development sites throughout the U.K.
- Studies into all alternatives through our Research Department
- Advice on the capital value of your London premises

OFFICE LOCATION CONSULTANTS

(Ref: L.G.C.)

Hillier Parker

May & Rowden

77 GROSVENOR STREET LONDON W1A 2BT

01-629 7666

and City of London, Edinburgh, Paris, Amsterdam, Sydney, Melbourne, Brisbane

Moving out to save on costs all round

THE DECENTRALISATION of offices from the central London area towards the South East "low" London rents of £9 a square foot against rents in the suburb of £6. The average space allowed for each employee is 120 square feet (excluding canteens, car parks and so on), making a rents saving of £360. The saving on rates is taken at quarter of this (£90) and the savings on clerical salaries, which can be checked with the Institute of Administrative Management or the Alfred Marks Bureau—is £200, making up the £650 per employee.

Over the past 12 years, yet despite this it is arguable whether the absolute number of jobs in London has actually fallen.

The pattern of relocation has been fairly consistent with the general economic trends. In the present recession activity has slowed somewhat and, perhaps a more important indicator, the number of inquiries received by LOB has fallen by a third. As the graphs show, there is quite a close correlation between the number of inquiries and the number of moves. This was contracyclical up to 1970 but parallel since then.

The main reason for the fall in inquiries in the 1974-75 year (LOB ends its financial year in March 31) is the increasing costs of moving. This can vary between £1,000 and £2,500 per employee (most of which is tax deductible) depending on site and size. As a result many firms have been postponing their relocation plans for better days even though the cost benefits of moving can be convincing.

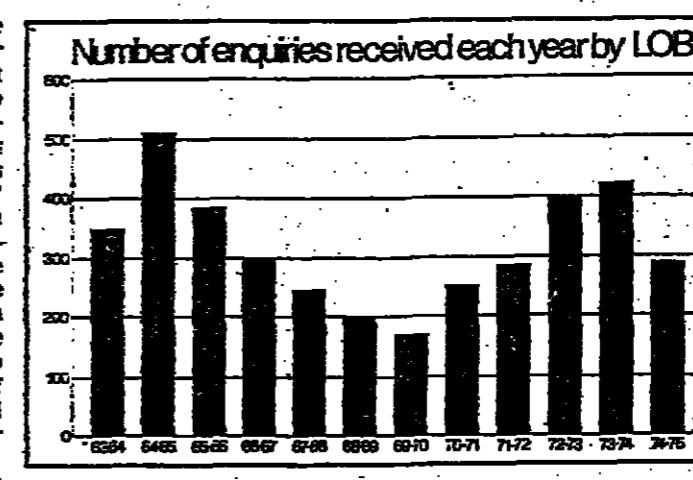
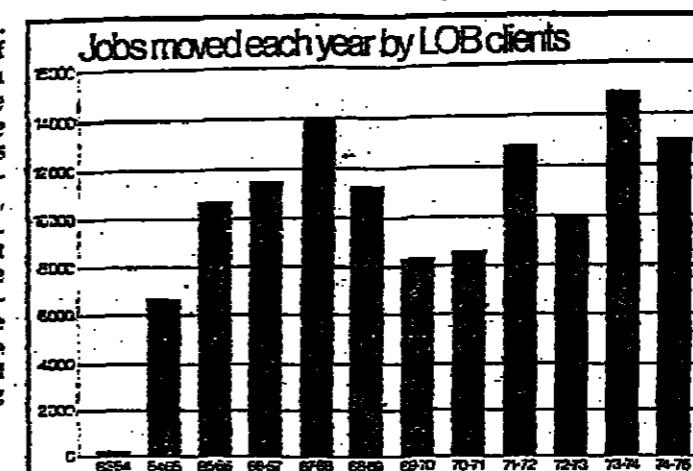
The arguments in favour of relocation, though, have not been completely convincing. The number of successes of the LOB has had over the years is only slightly higher than the number of decisions by firms which have consulted it which have not moved. In the past year, because of the recession, some 13,000 jobs were moved but nearly twice that number (at 189 firms) decided against moving.

These examples are obviously simplified but do indicate the kind of arithmetic which makes relocation easy to cost justify in many cases. The real difficulties come not from the arithmetic but in trying to assess the likely effect on the business of the firm, attitudes of staff and what kind of facilities are available in the area most suited to the firm. It is these variables that cause the headaches and the decisions not to move.

When it comes to the intangible benefits of relocation such as improved quality of life, LOB also claims significant advances. Firms that have decentralised, it claims, report reduced staff turnover rates, less absenteeism, greater efficiency and happier staff relationships—points that become important when considering the increasing cost of recruiting staff in the U.K. is far more stable.

But the trend is beginning to change. People accept moves more willingly and one factor is the increasing transport facilities that are being made available.

Indeed, this is one of the two crucial factors that will help determine the rate of decentralisation in the rest of this conurbation. Indeed the decade. Distance is becoming



But the worrying fact is that there is not enough new buildings being built both in London and the South East. This sets the two-fold problem: the threat of large increases once a shock develops (which could act spur to relocation in the area). At the same time, there is a need for office space to be built in the South East and some parts of the country where many firms would want to move.

The LOB, which has the most comprehensive property registers in the country, reckons that as at the end of June there were some 2.5 sq. ft. of space available in the U.K. and very little to cover the way of new schemes. The recovery comes (in 1977-78 according to L. chairman, Mr. C. A. Prestage) that could be taken quite quickly.

Dispersal

Commenting on the tight situation in the South East, where some 6m. sq. ft. is being developed, he comments, "I assume that all such space will be occupied by firms in Central London, only five seven years' dispersal at present rate would be proved for. It is clear that measures to stimulate office development must be undertaken if demand for decentralisation is to be met and the benefit of redistribution reaped."

Fortunately there are beginnings of a trend for firms to move greater distances—percentage of firms moving from Central London to the South East fell in the financial year from an average of 84 per cent between 1973-74 to 70 per cent.

One of the factors that are being considered against the overall success of LOB's and the Government's attempts to decentralise London's offices is the communications held up as a result of the recession, then 5.15 p.m. But there are telecommunications improvements, so probably an equal number of these geographic obstacles will have become less meaningful, accustomed to urban life and because of this the Government's policies on these

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OFFICE RELOCATION III

Growing impact of Government policy

GOVERNMENT POLICY is one of the most important factors determining the rate of decentralisation. At the moment its policy has a conflicting impact—the incentives to move into areas for expansion, which were extended to service industries in 1973, are beginning to stimulate moves into those defined regions (see map). But within the South East region, the Government's restrictive planning policies could have an adverse effect in the next few years if office space becomes scarce when the recovery begins to take effect.

Because of the restrictive policies, operated through the Office Development Permits (ODP), there is not enough new office buildings being constructed for the future.

Until quite recently about 84 per cent. of the moves organised through the Location of Offices Bureau (LOB) were within the South East region. But in the last financial year up to the end of March 1975, that proportion dropped to 70 per cent., indicating an increasing preference by companies to move further afield, where the relative cost benefits are greater.

Lois moves to the areas for expansion in that year accounted for just over a fifth of the jobs dispensed (which totalled over 13,000). This was a significant increase over the average of 7 per cent. for the previous years since the LOB was set up in 1963.

Assistance

Some of these moves had been planned before the introduction of regional incentives to service industries in 1973. Nevertheless the figures indicate the impact of the Government's policies and there is some evidence that more offices are beginning to look seriously at the assisted areas.

There are various forms of selected assistance which can make the move into the defined areas rather cheaper than other parts of the country. The most important of these are the fixed grant of £800 for each employee moved up to a limit of 50 per cent. of the number of additional jobs being created in an assisted area, and the rent subsidy. The Government will give a grant to cover the whole of the cost of approved rent of the new premises in the new location for up to five years in a Development in Decentralisation on the importance of

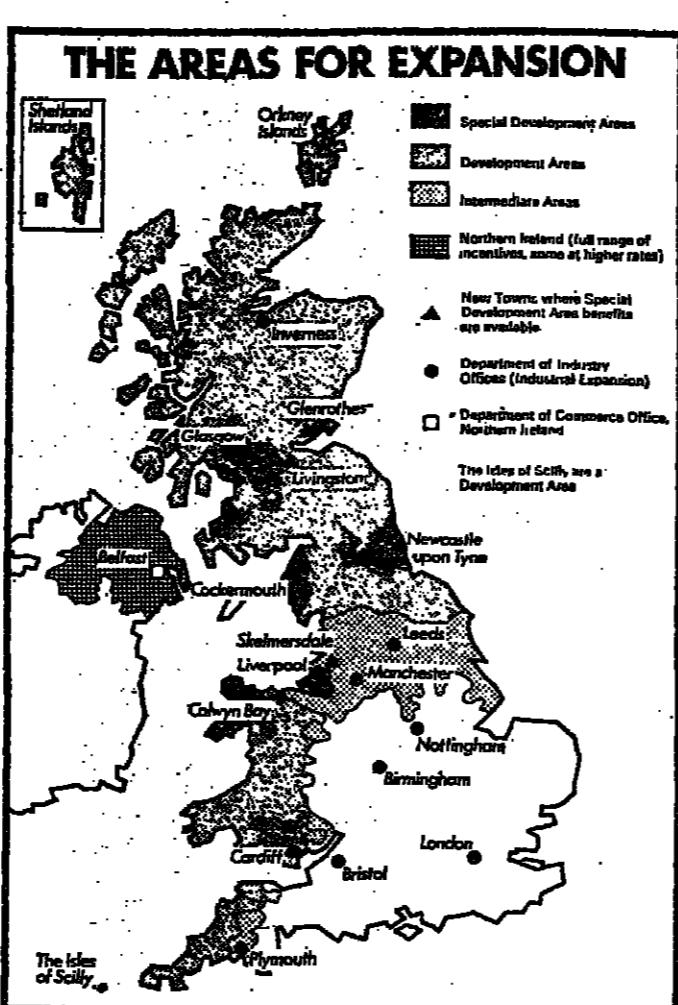
Area and up to three years in an Intermediate Area. Where premises are bought rather than rented, equivalent help will be given.

In addition, there are loans at concessionary rates (although adequate security is expected), or interest relief grants where the normal rate is 3 per cent. for up to four years. A firm can also claim up to 60 per cent. of the "reasonable" costs of removal of stocks and materials and net statutory redundancy payments at the old location.

The Department of Industry has several industrial expansion teams throughout the country which can give advice on how these incentives work as well as facts about the various assisted areas. Two booklets it has prepared called Incentives for Industry and Areas for Expansion can also help give the background to the Government's policy. Are these incentives enough to really get the trend towards decentralisation committed in the assisted areas? Not according to Mr. C. A. Prendergast, chairman of the LOB. His view is that the frequent subsidy should be extended to seven years and that the total cost of a firm's move should be paid by the Government.

Mr. Prendergast is critical, too, of the Government's restrictive ODP policies. Within a defined area around London, firms require a permit to build more than 4,000 square feet of office space. Such permits are rarely given these days, creating an artificial restraint on the creation of new buildings.

Although there is a surplus of office space in the area at the moment, the slack could be taken up rapidly once the recovery in the property market gets under way. Then the rents spiral could start again. This may be a sound argument for firms in the Hounslow West, London area, to move outside Harrow, Finchley, Wood Green, Stratford and Wimbledon. But many firms need to stay around the London area. Although the GLC is keen to and indeed the Greater London population and Council is keen to maintain the about 44 per cent. of LOB working population. So, if moves are within the GLC area, would make a lot of sense for it is not doing a great deal to encourage development. Over



once the economic climate improves.

"In 20 years' time," predicts Mr. Prendergast, "London may still be the heart of the financial world and central government. But a lot of the administrative work of these two important sectors will be done in quite distant centres, given the projected improvement in transport and communications."

Unsettling

The government-assisted areas include special development areas, development areas, and intermediate areas. These cover Scotland, Wales, Northern Ireland and much of the north and south west of England. But the definition of the areas is changed from time to time and the latest changes were announced in August 1974 when Mr. Tony Benn was the Industry Secretary. Basically, he made Merseyside and parts of North West Wales special development areas because of the high unemployment. He also made Edinburgh and Cardiff development areas, and Chesterfield an intermediate area.

"Although it would be wrong to make frequent and piecemeal changes in the boundaries of assisted areas, which would be unsettling and harmful to the effectiveness of regional policy, I shall keep the situation under review and take action where it is justified," he commented. But one of the main planks of the Government's decentralisation policy is to create a more even employment pattern throughout the country and so alleviate the areas of high unemployment.

The specific role of LOB, though, is to ease the congestion in London. So it is only occasionally that the two objectives coincide.

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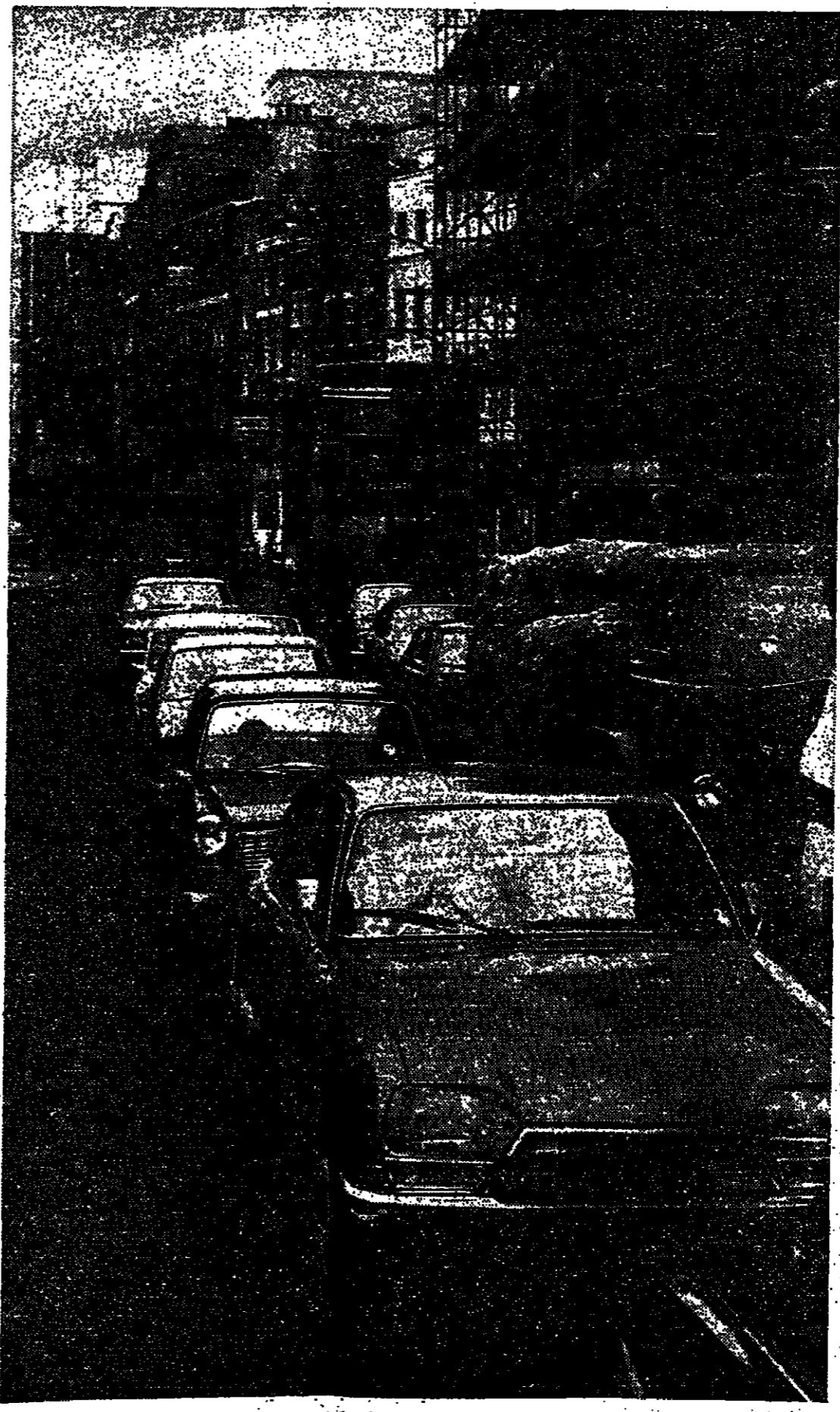
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Estate agents

CONTINUED FROM PREVIOUS PAGE

So Strutt and Parker acted also found temporary rented space in Basingstoke while other major moves, which can nearly £28m, and acted as project managers in building smaller London office for those staff who had to remain. It has been an exercise in which, besides the inevitable escalation of building costs in construction of the new Wiggins Teape headquarters, company and agent together read the market perfectly and have produced a substantial capital profit and what promises to be an exciting new headquarters building in a centre which is attracting other large companies.

Where companies decide to move further out, usually where its operation is clerical intensive rather than managerial, then the agent's role sometimes to remind management that although the sums look even more attractive, say £12 per square foot in the City against £1.50 or £2.50, that there are some fixed costs in relocation which will ensure that the savings do not appear immediately. Estimates of how much per head it costs to move employees vary. On these relocations of 100 miles or more, normally it is not intended to take a very large proportion of the staff.

But per head, any relocation of staff can cost from £1,000 to £3,500, and the expense of fitting out offices is much the same whether in Lincoln or Leadenhall Street. In cash flow terms, some agents report that they never promise clients savings, even in long moves, for the first five years.

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Property Correspondent

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Problems in measuring the cost savings

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measuring in advance what such savings might be is an impossible task and should be looked upon as something of a bonus.

Some of the most tangible costs to consider when deciding on a move to a new location are such things as rent, rates and staff wages. In addition, the actual cost of moving is something which needs to be taken into account—not only in the sense of moving people and equipment, but also in lost man-hours and business.

All need to be considered in association with one another, for it is not much use moving to an area where the rent and rates bill shows some savings,

For new furniture, prices to reliable guide to any company over short distances and it is two where the rates would be competition for the type of quite possible that within areas around 33 per cent. of rent, but be allowed vary between £70 office staff which you require of just a few miles rents can be with the somewhat erratic rates and £100 for executive desks, and which may mean you having one-half or two-thirds of the rises that have been seen in different parts of the country in typists' desks and £18 and £20 to cope with an even heavier wages bill.

It is difficult to generalise on the costs of moving equipment since this can vary a lot depending on the distance to be travelled and the type of building being moved to—that is, it may be low-level or high-rise.

Other variables include whether the move is to be made in the week or at the weekend, in the day or at night, and the availability of parking space.

The type of transport used may prove to be a key choice. If large specialist equipment like safes, printing equipment or computers are part of the equipment it could be cheaper to send these by liner train overnight—if the distance is sufficiently far, Scotland for example—than by road. Insurance costs must also be taken into account.

Average

Another interesting feature of the statistics on London rents is that despite a "freeze" on business rents, introduced in November, 1972, and due to be phased out between March, 1975, and March, 1976, there was between November, 1972 and the autumn of 1974 a rise in the average asking rental of some 61 per cent. according to statistics quoted by the LOB.

But, despite the lifting of the freeze in February, 1975, there has been no discernible movement in rentals, some having come down. This must be due partly to more and more office property coming on to the market—between the spring of 1974 and 1975 available floor space rose from some 1.25m to about 6m. square feet.

Moving around the country outside the London conurbation one finds considerable fluctuation in rentals in the various regions. In the East Midlands, prices as at June, 1975, in Derby ranged around £1.50 a square foot, while in Northampton costs varied between £2.25 and £3. The West Midlands, on the other hand, appeared to offer narrow levels—ranges being between £1.58 and £2.75 in Birmingham, £2 to £2.50 in Coventry and £2.50 in Leamington Spa. Generally, the southern counties prove to be most expensive, with such places as Redhill offering new office space at between £4.14 and £5.06 per square foot and Tunbridge Wells going at £5.35 which was 75p above the January price of £4.60. Bournemouth, which in July, 1973, was charging £1.50 two years later cost between £2 and £4.

If it is a new building, and close to heavy traffic or some other noise, soundproofing will probably be needed and a general guide to this cost is about £2 a square foot of window. Lighting and false ceilings require £1 a square foot, false flooring for computers or other special equipment may cost between £2 and £3.75 a square foot.

For floor coverings of one type or another a price range of some £3 to £6 gives a guide.

Other facilities such as adequate lifts and ventilation do not lend themselves to average pricing because they will depend on the building itself and on the type of facility required.

Foreign

Much of the publicity over the years about relocation of office space has concentrated on attempts to sell areas outside of the most concentrated parts of London. Nonetheless, at the same time there was an influx of certain types of business—such as foreign banks—into certain areas of London which highlighted the pressures on existing office space in London and the effects of this on rents.

If ever there was an example of pressures on rentals it is statistics provided by the Location of Offices Bureau which show the advancing rental levels in different parts of the City and other parts of London over the past seven years. For instance, between the autumn of 1968 and 1974 average office rents for properties under 2,500 square feet rose from £1.41 per square foot to £8.39 in EC1, and from £2.23 to £11.80 in EC2. But even more remarkable was the rise from £1.84 to £16.81 in EC3—although with the attendant problems in the property world over the past 18 months or so there has been an easing, with the EC3 price slipping to £13.02 per square foot by the spring of 1975. A very similar pattern was thrown up in the market for property over 2,500 square feet.

As to the question of rates, this has become less easy to be specific about in the last two or three years. There used to be a correlation between the type of facility required.

London, of course, also provides the best example of how costs can vary substantially

between the City and the rest of the country.

Staff recruitment a crucial factor

ACCORDING TO a survey by the London School of Economics in 1974, nearly half senior white-collar workers in Central London would, if offered the opportunity, prefer to work and live elsewhere in Britain.

This is a surprising result considering that Britain has never been a country with a high degree of mobility. Furthermore, the attraction of further pay in London as well as its many cultural facilities are a feature that many people, when faced with the real choice, would probably prefer not to leave. Indeed, it is invariably true that when a firm moves its offices, it loses some of its staff. And the further away it moves, the greater is its loss. This is not surprising but it does leave the management with the problem of how to replace those who do not choose to move with the firm.

This poser explains why most to work given the opportunity. This factor needs to be taken into account when studying Office Bureau (LOB) have maps of local catchment areas for office workers.

Another indicator is to study the projected population growth in the designated new towns. Lists of these are easily available and estate agents or the LOB can advise which areas to look at.

The LOB also provides estimates of the numbers of school leavers each year in major towns and an indication of their education levels. A properly planned recruiting campaign may also include a trial recruiting programme in one or more centres to test how many people would be willing to work for the firm if it were to move into the town.

Returning again to the South East and other areas around London, the Greater London Council can help give information on the state available in many factors that determine where a firm should relocate. It is surprising that such a low proportion of firms consider that staff recruitment is the most important factor. According to the LOB, which keeps annual records on the reasons why firms choose a particular site, only 6.7 per cent. listed this factor first. This has varied over the years but has consistently been below the 10 per cent. level.

The LOB does have fairly detailed maps and information about the labour pools available in various areas and the particular skills that can be recruited. But in addition, the general patterns of employment are flexible to the extent that unemployed clerical workers are not as easily discernible in the statistics as, say, coal miners or factory operators. The main reason for this is that there is a great reservoir of clerical labour which is not included in any of the statistics. The main element of this is the numbers of married women who may be willing to work.

According to a survey undertaken by the LOB on 20 firms that had relocated, 14 of the firms had to train locally recruited staff in London before the move actually took place.

For most of these firms the training period averaged three

months (although in the case of one semi-industrial firm, the training was extended to two years) during which the trainees' commuting expenses were paid by the firm.

Originally, local newspapers and private employment agencies were used to obtain staff. All 20 firms surveyed stated there had been no real problem in recruitment.

Competition

Most firms found their advertisements for vacancies over-subscribed and were therefore able to choose the most suitable applicants. In the survey, LOB notes, "most firms had not experienced any recruitment problems since the move, but one company in Southampton had noticed increased competition and one in Harlow had found that wage rates had risen, not because of a staff shortage, but because many incoming firms were international organisations which continued to pay London rates, thus pushing up wage rates as a whole. A firm in Croydon had noticed that the original differential in wage rates was almost totally eroded."

Once the recruitment programme has been completed, the firm can hopefully enjoy some of the benefits that relocation are supposed to bring to staff. The LOB survey makes special mention of lower staff turnover, greater efficiency, and higher morale.

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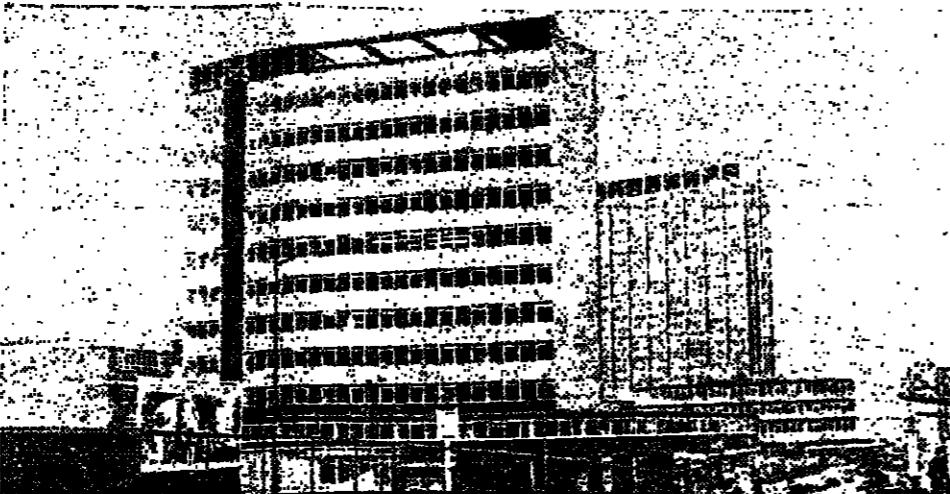
IF GOVERNMENT controls upon office buildings remain as tight as they are at present—and there is not the slightest indication of a more relaxed policy appearing above the horizon—then many thousands of office jobs are certain to be denied to the south of England and established instead in the development regions.

Successive governments have directed manufacturing industry into the job-hungry areas of Britain for many a long year by using the stick-and-carrot policies of industrial development certificates (which can be refused) and financial and tax incentives (which are awarded for settling in development regions).

Many experts have spent many years debating the value of these policies in helping Britain's economic growth. Their findings are still inconclusive. Yet the Government has been sufficiently confident in the basic value of carrot-and-stick to extend the technique to the dispersal of office jobs away from London and the crowded South East. The commercial world's equivalent of the industrial development certificate is now the office development permit. A package of grants and incentives is also available for companies establishing offices in development areas.

The policy is still in its early days and clearly the dispersal of office jobs is not being helped by the national recession. Nevertheless a pattern can be discerned.

The first wave of migrations out of London by big companies was a short-range affair. It was considered bold in 1965 to move to Croydon or Hendon. But after a few companies had blazed the trail there was no lack of volunteers to follow them. High rents and poor office accommodation in the City were reasons. So were the trials and tribula-



Office development in Croydon.

tions of commuters into central London.

The next wave was emboldened to carry on out of Greater London to settle in many of the comfortable towns and cities of the South East. Portsmouth, Southampton, the Channel resorts, Basingstoke, Southend, Swindon, Reading, and a great many other places all round themselves with welcome shares of the high quality office employment which hitherto had been an exclusively London preserve. But all good things seem to come to an end, and with the imposition of the ODP system, the stock of good quality modern office accommodation in the South and the South East is now drying up. It would probably have been snapped up completely by now had it not been for the economic set-backs of the last 18 months. As things stand it is still poss-

Assistance

unable to find one or two office blocks waiting for tenants in many southern towns. But the stock is strictly limited.

Then came the third wave of the continuing migration of the London office job. It is still continuing and will probably add up eventually to the biggest of the three migrations.

LOB finds that about 85 per cent of all organisations seeking office space are looking for accommodation already available for letting, or nearing completion. Very few organisations intend to build for themselves.

The discovery of a suitable office block, or a converted stately home in parkland, can swing the argument for a bank, an insurance company, or a big industrial concern contemplating moving part or all its operation out of London.

Now that such firms are necessarily having to look beyond the South East com-

trend was encouraged by the Government's package of assistance and by the work of the

Location of Offices Bureau in Chancery Lane: a Government services can rank even higher sponsored bureau always ready in a company's priorities than to give a company all the facts rail and road links. Equally

there must be an adequate supply of suitable male and female labour able and willing to adapt to office work. The experience is that most companies have to do some energetic local recruiting after their moves. There is always a proportion of London-based workers in a company who put their allegiance to London or their suburb above allegiance to their company and stay put.

However, it is also true that office workers are generally prepared to travel longer distances to work than their counterpart workers in industry. When Barclays Bank moved some head office departments to Knutsford, in Cheshire, it recruited for its 1,500 jobs widely and people now travel to Knutsford from all over north Cheshire and even Lancashire and Derbyshire.

LOB estimate that since they started work in 1963 about 140,000 office jobs have moved out of Central London. Most of them are still to be found within 100 miles of the capital but some have gone as far as North-East Scotland. The bureau also believes that most moves nowadays are dictated more by the high cost and inconvenience of working in central London (inconvenience both to company and employees) than by a simple need to expand in less cramped surroundings. Some figures calculated by LOB reinforce the point. In 1963 there was a differential of £250 per employee per year for rent, rates and salary between central London and the provinces. Today that differential has risen to £2,500 per employee.

The Department of Industry calculates that some 5m. square feet of office space is available in the development areas for companies willing to move out of London and the South-East. The rents are of course often ten times cheaper in these Northern and Western towns. The Government package includes a grant of £800 for each employee moved together with a grant for the whole cost of rent for up to five years in a Development Area or up to three years in an Intermediate Area.

The fact that the development areas so sorely need the balancing contribution of office work alongside manufacturing industry and that therefore commercial companies moving into the North and West get such a warm welcome is likely, in the end, to prove perhaps the most potent factor of all.

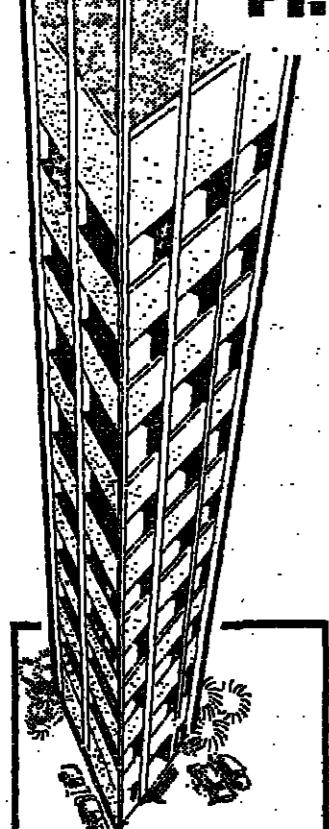
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Attractions for the staff

THE ECONOMICS of relocation may make sense to a company's management, but it is ultimately the employees that will decide whether the move is a success or not. If the proportion of staff that wants to move is not high enough, then there may be no reason at all to start any decent realisation by a company.

So in order to encourage employees, management needs to be careful to ensure that there are adequate facilities in the area chosen and that sufficient incentive is given to staff to become excited about the prospects of moving. For in most cases, relocation involves not only a change where a person works, but also where he and his family will live. It is simply not enough to present the attractions of living in the City or central London country—employees will want to be assured about schooling, shopping and particularly housing.

Fortunately, the property market in most parts of the country has become a buyer's market so that there are none of the pressures of time and prices that made some relocation moves difficult at the height of the property boom of 1970-73.

One of the first steps a company should take if the move involves several hundred people is to appoint a full time relocation officer to handle the many personnel problems that will be encountered. His office should become an information room for all employees involved in the move and he should issue regular bulletins after the initial briefings to all staff. Close communications is perhaps the most vital element in any successful and large decentralisation.

Property

The company should provide specific information to employees about the site chosen including maps of the area, details of property values, schools and shopping centres.

But even more important, it should take the employees to examine the new town that has been selected.

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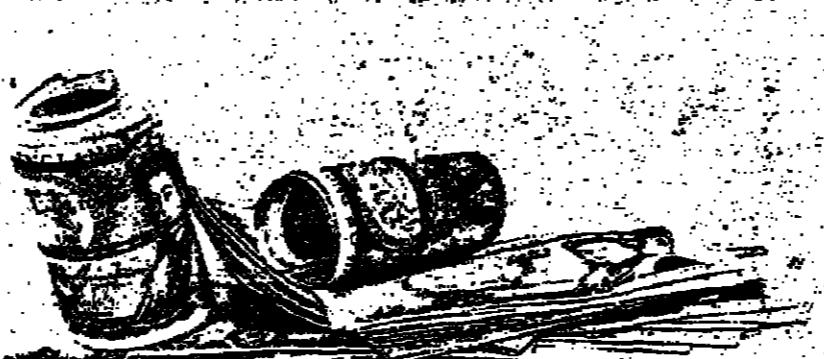
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Moving office out of town makes sense financial and environmental. And we can prove it.
The Location of Offices Bureau, LOB 27 Chancery Lane, 4052921.

This year the Location of Offices Bureau returned to advertising on the London Underground with these messages from former agency KMP. They are aimed at staff as well as management and make the financial and environmental case for decentralisation.

Guiding hand of LOB

THE LOCATION of Offices Bureau (LOB) was formed by the Government in April, 1963, to encourage the decentralisation of offices from congested Central London. It has four members appointed by the Secretary of State for the Environment and a small staff of seven. Despite the small staff, however, the work it does is voluminous.

Its main functions are to give advice to firms that are interested in relocating their offices; undertake research into the state of the property markets in different places throughout the country as well as the numerous factors affecting relocation; and to organise advertising and publicity for the exercise.

"Because of our small staff, people have to come and see us," notes Mr. J. P. Macounchy, senior location executive. "But when they do come, the LOB has quite a lot to offer potential clients, free of charge.

For a start, the LOB claims to have the most comprehensive property register in the U.K. It monitors the amount of space available in most parts of the country as well as rent levels. (Salary levels are available from the Institute of Administrative Management or the Alfred Marks Bureau.) This is kept on computer so that retrieval of information is almost instant.

It also maintains a series of maps which show the population levels in different parts of the U.K. as well as the communications networks. These can be

very useful to help a firm make up its mind about what site would best suit its needs.

Over the 12 years of the LOB's existence it has been consulted by nearly 4,000 firms. Some 121,640 jobs have been relocated through 1,715 firms under its guidance. The biggest movers have been insurance companies which account for 13 per cent of jobs moved over the 12 years.

Other important sectors include transport and communications, banking and finance and engineering companies. Not surprisingly, the least progress has been in the textile sector, which does not have much existence in London anyway.

As part of its advisory service, the LOB has prepared a series of case studies which potential movers can examine to assess some of the pitfalls of relocation, and to gain from the benefit of other companies' experiences.

The intention was to look at

the moves from management's point of view, to see how the decision to relocate was made, how the location was chosen, what staff problems were involved and how they were solved.

Subsequently, the LOB has studied the situation after the move to assess what specific problems were encountered and what benefits the firm has enjoyed in its new location.

The work that the LOB does and the advice it is able to give to companies is free to the user because it receives a grant from the Government to cover its costs.

In its last financial year, to the end of March 1975, it operated on a budget of £142,000

so that the cost of its services to the taxpayer is certainly cheap enough. In the current financial year, however, the LOB has applied for an increase which could be in the order of around £20,000.

In assessing the efficacy of the LOB's work, it is obvious that there are many factors outside

its control which determines the

Handbook

Twenty firms were selected giving a spread of location and type of activity. The survey is based on interviews with the top management of the firms concerned.

Later this year the LOB will be publishing a statistical handbook of the many facts it has collected in its computer. This will include revised tabulations of the information which has

been collected in the last financial year, to the end of March 1975, it operated on a budget of £142,000 so that the cost of its services to the taxpayer is certainly cheap enough. In the current financial year, however, the LOB has applied for an increase which could be in the order of around £20,000.

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Big task for small
advertising budget

THE PUBLICITY role of the process of moving to the West End is its most important activity, only approached by the information service that it provides for companies planning to move out of Central London. Although about a fifth of the inquiries it receives come from personal recommendation the bulk are inspired by LOB publicity, and this basically means advertising.

Unfortunately the LOB total budget has not risen much in recent years and this is especially true of the amount given over to advertising. The actual sum has stayed about the same, roughly £60,000 a year, but as a proportion of the LOB budget it has declined from around a half to nearer a third and, more ominously, in these inflation-ridden days, the amount of advertising that can be bought with this sum has steadily declined.

Activity

Along with the many problems facing firms during the economic crisis, which make them reluctant to contemplate a big step like de-centralisation, the declining impact of the advertising budget must also have played a part in the fall in enquiries in 1974-75 to 290 from 421 in the previous year. With no great improvement in the economy next year, and with the advertising appropriation unlikely to rise (so in effect, fall in its effectiveness), the LOB should have another year of lower activity.

But there is one new element in the advertising strategy. This week the Bureau announced a new advertising agency, Foster, which has advantages in getting its agency to work for a small advertising budget, particularly as the LOB operates

enormous joint budget. It also means that the LOB is a more sympathetic consideration of the LOB case.

And, of course, the case is stronger every year. LOB advertising reflects the changing advantages while concentrating on the cash savings to be made in moving out. When the government ended the "freeze" on office rents and when the Sp

brought big rate increases, LOB immediately responded with advertisements alerting businessmen to the coming

inexpensive. For extra money there is a selection of posters, sizes of the main London Railways termini which I

met the message home to workers

alongside these hard-working

campaigns, there have been

tube cards with drawings

and artists in the best

tradition of the Bureau.

It is too soon to predict advertising in 1976. It will

summarily be influenced by current research under way

the actual boundaries of

Bureau's market and the

titudes of individual business

towards office relocation.

fact that it is financed by the Government has made the

perhaps over-cautious in

marketing policy. It is keen

to waste tax-payers' money

the budget is really smaller,

the media impact would suggest there has been less

search than could be just

to devise parameters for

advertising. But publicity is

the only effective way of at-

tracting inquiries and to sac-

the expenditure to this

could undermine the whole

pose of the exercise.

Antony Thorncroft



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OFFICE RELOCATION VII

Need for better design

WITH PROPERTY development accounts, etc., out into the country at a low ebb throughout the year while maintaining the hub of the U.K. it comes as no surprise that of the business in London, the concerted efforts of such bodies as the Location of Offices Bureau are now losing some of their impact. The availability of suitable office accommodation in the areas of high demand is now drying up as the speculative building boom of 1973 peters out.

Moreover with inflation playing havoc with building material costs, cement for one has risen by over 50 per cent. in the past year, it is now looking extremely unlikely that the short term will see any noticeable recovery in the speculative type of office development in the provinces; it is reckoned that overall building costs have risen by at least threefold over its last year. That is bound to check the exodus from London while at the same time it could serve to bolster rents in the provinces as demand fast overhauls supply. Indeed there are now signs that the rent differential between the provinces and London is beginning to close.

The arguments for moving out of London are evidently much stronger for routine office planning consultant there. When management calls in an clerical work since labour in the provinces is generally cheaper and in such as case can easily be trained. Indeed many along with the inherent problems of the insurance or broking firms. Moving on from there companies have recently moved the consultant would look over their general staff, including the building to see just how

the space was utilised, paying particular attention to the layout of the office. After all, no two offices are alike and often little can be done to improve the efficiency. Such matters as the size of the office, the position of the windows, lifts and staircases, along with other permanent fixtures such as supporting columns, all need to be taken into consideration.

Proposals

Assuming that the consultant is of the opinion that there is sufficient potential for improving the design of the office, thereby making the flow of work and communications that much easier, while at the same time making some improvement to working conditions, plans would be submitted to the client. The timetable here could last from about three days, for a very simple exercise, to on average a month. On acceptance of these proposals the consultant would instruct building contractors to save in floor space of 20 per

cent. It comprises vertical panels, two or more of which are coupled together to stainless steel posts to form a working area. Furnishings transform a 20 per cent. in actual office working area, and all furnishings are slot into the uprights. These include flat surfaces as the reduction of labour, and as a result they claim that staff is more willing to discuss their problems as far as working conditions go.

Straight management consultants would, however, argue that greater saving can be made by office efficiency assignments rather than that which is derived from changes in office design and layout.

Anyway, one area that is cashing in on the drive for more efficiency is the office furniture and equipment sector. Romeo Vickers, one of the leaders in this sector, has recently launched a system that is designed to give this—there would be little to suggest a recovery in the maximum flexibility while at the same time being adaptable to most office accommodations. It provides an average

of David Wright

Communications a vital factor

London Businessmen Give yourself more elbow room... move North West!

You'll pay about a quarter of what you're paying now in office rents. Or you can have around four times as much space for the same outlay. You'll find yourself in the hub of the country's best motorway network, and a short, rural drive away from Manchester's international airport. If you need to come to town, it's only a 2½-hour rail trip. Our new brochure discusses in detail the problems your company may be experiencing in London. Clip the coupon and find out more.

Can you afford to stay in London?

North West

To: Clifford F. Chapman, Director, North West Industrial Development Association, Brazennose House, Brazennose Street, Manchester M2 5AZ. Tel: 061-834 6778. Please send me your office brochure and details of financial incentives.

Name _____ Title _____
Company _____
Address _____ Tel: _____
FT/10/75

COMPANIES DECIDE to relocate their head office usually away from London for many reasons, some financial, some not. Office rents are lower outside of London, staff recruited locally is cheaper to employ, it is physically impossible to expand further within the existing premises. These are some of the reasons for relocating some or all of the head office to another area.

The decisions to be taken on relocation are basically who is going to move and where to move. These two decisions are, however, closely connected, but the company often has to decide who is going to be relocated before it can get down to fixing the area to move to. For continuity and close control are essential to the efficient running of a head office. If the set-up is to be split, it is necessary to ensure that this control can still be effectively exercised.

Accommodation

If the whole organisation moves the factors determining the eventual location must, in general, relate not only to the supply of staff and availability of accommodation, but to links with other organisations and relationships with branches, factories and depots. With a split of head office, with the board and senior executives remaining behind an additional factor is added, the need for good and quick communications between the existing head office and the new one. It is a factor that assumes considerable importance.

For to ensure the smooth running of any company senior executives need to be in constant touch with the improved considerably over the main administration departments. They need to have tems is expensive to install and quick access to information and operate and many companies

documents of all types normally provided by these departments. departments still rely on their in addition there needs to be own delivery service, either by constant and regular personal contact or by van or by rail, which carried documents between the various senior executives and the heads of the departments concerned.

This delivery system means that the relocation areas are very much limited by the access position and the time taken to get from door to door from the old to the new buildings, either by road or by rail. Ideally the time taken in travel should not be more than a couple of hours, to ensure a minimum of delay in getting documents. Equity and Law Life Assurance Society which relocated very early to High Wycombe reckon on a delay of half a day from its van delivery service.

Managers

This communication position assumes even more importance from getting departmental managers quickly to and from the old head office. It should be that they can leave the new site at a reasonable time and arrive well before lunch and return during the late afternoon, so that they are away from their department for no more than one day.

Thus in a partial relocation all communications are important, but the road and rail connections with London are particularly crucial. Examples from the insurance industry, which has been among the leaders in relocation are the Phoenix to Bristol, Equity and Law with a second relocation to Coventry in addition to the High Wycombe relocation. Hambrd Life to Swindon and Willis, Faber and Dunan to Ipswich. In each case the new offices are not very far away from the railway station and there are good and fast rail and road connections.

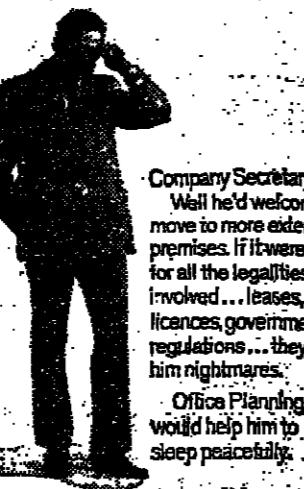
Eric Short

It's time you made a move towards Office Planning... Ask anyone.



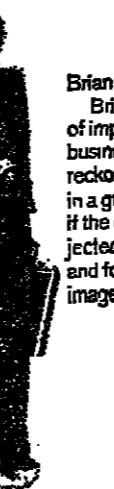
MD.
Ask yourself first: You're a very busy man. Your time is money... and so is the time of everyone on your staff. So the longer you put off reorganisation, or even a move, the more of that time is being wasted.

Office Planning will be anything but a waste of time.



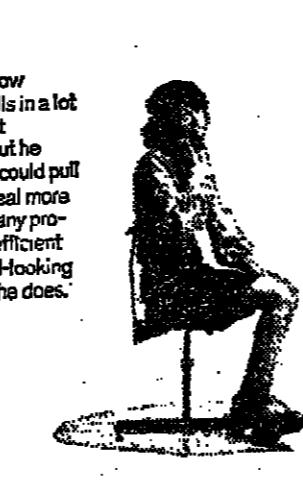
Company Secretary.
Well he'd welcome a move to more extensive premises. If it weren't for all the legalities, leases, licences, government regulations... they give him nightmares.

Office Planning would help him to sleep peacefully.



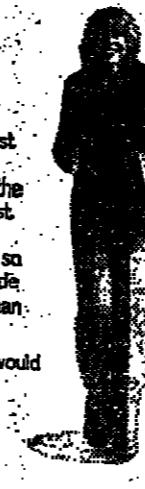
Brian Benbow
Brian pulls in a lot of important business. But he reckons he could pull in a great deal more if the company projected the efficient and forward-looking image that he does.

Office Planning would save you a lot of crossed wires.



Hello, switchboard.
I've been cut off. It happens in the best of places. And you can't always blame the maledict telephone. Most telecommunications systems are so outdated, they provide more aggravation than communication.

Office Planning would help you to keep track of Rodney.



Mrs. Davies
Cleaning this place is a work of art.

Take Mr. Clifford

(though who's taking him I don't know)

Move the papers off

his desk to dust and

all you get is com-

plaints. Says it

disturbs his filing

system.

What he needs is a

good sort-out.

(Tell him about

Office Planning

would help you to

keep track of Rodney.



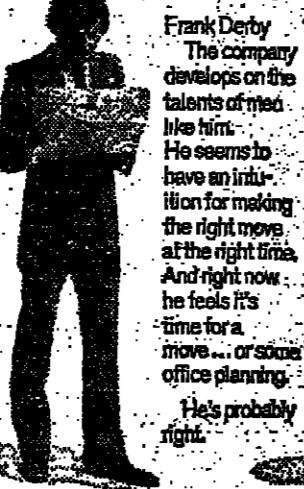
The tea lady
She's a 'super-se' language... everything. So you pay her a super salary because you don't want to lose her. But, money isn't everything to a girl like Alison.

Office Planning would give a girl like her the right environment. And she'd appreciate it.

(Money isn't everything to us either. So you can afford to call in Office Planning.)

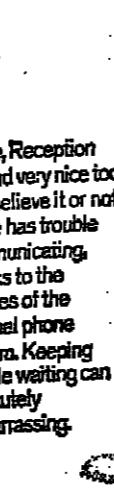


Miss Gerard
Usually she's kind and busy. But round about this time of day she often gets one of her 'heads'. The doctor suggested it could be caused by the lighting in her office. But it seems to her to be overbright, if anything. Office Planning will the discomfort office glare can cause.



Frank Derry
The company develops on the talents of men like him. He seems to have an intuition for making the right move at the right time. And right now, he feels it's time for a move... or some office planning.

He's probably right.



Clare, Reception
And very nice too! But believe it or not, Clare has trouble communicating, thanks to the frailties of the internal phone system. Keeping people waiting can be acutely embarrassing.

(Tell him about

Office Planning

would help you to

keep track of Rodney.

There are plenty of reasons why offices don't function as well as they might. As you can see.

Office Planning know them.

So call us if you're thinking of a move to new premises. Or re-organisation. It's never too soon to bring us in. Our team will handle everything from space planning, design, specifications, tenders and statutory matters... to designing a telecommunications system to suit your company's precise needs. We'll even handle the herculean task of removal.

Leaving you with little or nothing to worry about, because we won't bother you with the problems. We'll solve them. And you'll appreciate the results. So will your staff.

Because when you plan offices for people... they work better.

I've decided to make my first move by asking you to send me your 24-page colour brochure.

Name _____

Company _____

Address _____

Tel: _____

Office Planning Consultants Limited

6 Mercer Street
Covent Garden
London, WC2H 9QG
Telephone 01-836 9597
Telex 24861 OFC London
Formerly Office Planning Ltd.

ODC

What's there to say about West Yorkshire?

"In West Yorkshire we're within easy travelling distance of our 500 branches all over the country.

We're at the heart of a first class motorway and rail system and our staff can enjoy some of Britain's best country, shopping and sporting facilities."

PROVIDENT FINANCIAL GROUP LIMITED, BRADFORD

"Communications are always a prime consideration for a bank such as ours which is Europe's largest. That's why we chose Leeds for our first provincial office in the UK."

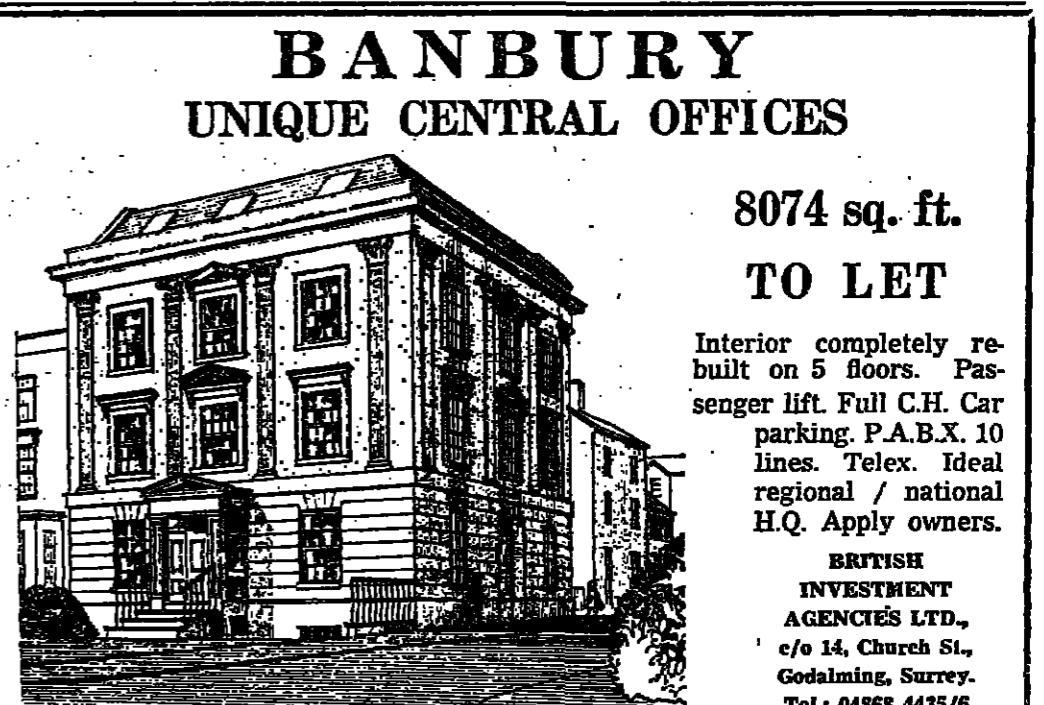
BANQUE NATIONALE DE PARIS LIMITED

BNP

"When the decision to build a new Head Office was made some years ago there was no thought of leaving Halifax, our home since 1853. This loyalty to the town of our origin and to West Yorkshire had several advantages, not least those of site and construction costs for the new building; perhaps more importantly, as we continue to expand, is the ability to service our 300 branches and 1,000 agencies from what is virtually the geographical centre of Britain and the heart of the HALIFAX motorway network."

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OFFICE RELOCATION VIII

ASSISTANCE IS CLOSE AT HAND

When you want to expand, you may have to move. And most of the A4 corridor areas are less than two hours from the Home Counties and the Midlands.

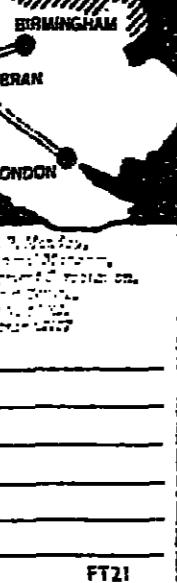
Get the facts reproduced Cwmbran - less than two hours from London by M4, ninety minutes from Birmingham by M5 & M6. This is one of Britain's most successful industrial and commercial developments - thriving, well-established New Town with 44,000 people, excellent housing schools and parks, and every facility for work and leisure.

Modern factories and offices are available, and Cwmbran Development Corporation welcomes enquiries from industrialists planning to expand in a modern, clean and safe New Town in the Midlands, with top class facilities of Government and private agencies.

Please write or telephone today for a new brochure.

BUSINESS COMES TO LIFE IN CWMBRAN

Cwmbran
GARDEN CITY OF WALES



Two of the regions which have particularly benefited from the decentralisation of offices from London are the West and the North-west.

THE ROAD to the west is a rate of growth in office attracting many developers and plotters. Organisations wishing to establish offices outside the London area. Potential fugitives from London reportedly find the prospect of moving up to 200 miles west much easier to accept than that of moving a similar distance to the north. This may be due to a natural human reluctance to move away from the sun. It could also be due to old prejudices against the northern there. Metal Box have moved to the west. Newbury and Cheltenham have both become the brought within easier reach of the South East as the M4 motorway has unrolled westwards. However, they have had no difficulty in having themselves accepted as new office centres. Rather than market town has now problems have been more concerned with restraining too fast moves out of the London area.

No city west of London can compare with Bristol for the scale and range of office development which has gone on during the past few years. Bristol has available a stock of good, modern office accommodation. As a major city it also has the housing, shopping facilities and amenities that are necessary to cope with a big influx of white-collar workers. The city has cooperated with office developers with the declared objective of broadening its spread of activities away from the port and from manufacturing. The trend so far has been for major insurance companies and public sector departments to settle there with organisations providing employment for hundreds at a time rather than dozens. Among the companies now in

Bristol are the Phoenix Assurance, Bristol as a major British licensing department at Swindon, the Royal Insurance, the office centre have not been seen. Some 4,000 are employed by Sun Life Assurance, the Clerical Medical and General Assurance, and the National Westminster Insurance.

Concentration

Bristol now has some 8m. square feet of office space. It plans at present being held in the pipeline to await council decisions and/or a more favourable economic climate. Bristol will eventually be given the green-light for further 2m. square feet of high quality offices thus putting the city in a class by itself as far as West of England and Welsh office concentrations are concerned.

However, the implications of

fought before untrammelled office development is to serve a wide catchment area. Avon Council, within a Government-designed new county authority within which Bristol is now a district. Most of the clerical work is naturally concerned about the have been recruited locally, commuter estates and villages. The Government intends developing around the city. It is fair to say that Bristol's followed into South Wales office development so far has a number of Government departments. Already the Business Statistics Office has been established in Newport. The Regional Development Grants office is Cardiff to serve all Wales part of England. The Hard report on the dispersal of civil servants from the London area is resulting in the transfer of Companies House with 1,000 people. The M4 at present links with Wales by way of the Severn suspension bridge and then ends abruptly at the far side of Newport. As a result the eastern corner of south Wales has enjoyed growing prosperity during the 1970s at a rate envied by the other industrial areas of South Wales which are not served by motorway link. The new town of Cwmbran and Newport nearby are both centres of growing office activity.

There is a fair demand all along the South Wales strip from Newport to Swansea for office accommodation even in these depressed times. But the real job of grafting a healthy office sector on to the primarily industrial economy of South Wales will begin in couple of years' time. By early 1978 the M4 will have been extended westwards to serve South Wales to beyond Swansea. It is a £100m crash programme which is going to absorb most of Wales' available money for trunk roads. But Mr. John Morris, Secretary of State for Wales, argues that it is the vital missing link needed to stimulate the Welsh economy.

The Government is to make a major contribution to establishing a sizeable Welsh office sector by building up a network of Civil Service offices. The forerunner of this grand design has been the national motor

Countryside

The far West of England has sometimes been regarded with suspicion by developers as remote for offices. Paradoxically the firms that have settled down in Plymouth to give city a useful spread of office employment are unanimous in their praise of the locality.

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The Government is to make a major contribution to establishing a sizeable Welsh office sector by building up a network of Civil Service offices. The forerunner of this grand design has been the national motor

Roy Hodge

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LONDON OFFICE: 23, Lawrence Lane, E.C.2. 01-606 8111.

... or go North-west

THE NORTH-WEST'S crusade for office decentralisation has been carried this year right to the frontiers of the North-West. Viewers tuned to Thames Television found themselves invited to give urgent thought to moving their offices 200 miles north. In between the soap powder and baked beans commercials there was the question to be faced: "Can you afford to stay in London?"

Few regions can have campaigned for decentralisation with the vigour and persistence of the North-West. The booking of 30-second spots for four nights on commercial television can be seen as a logical if unexpected shot in a cause which has so far encompassed the staging of an office dispersal seminar in the heart of the City and confrontations with Prime Ministers actual and possible, energetically supported throughout by deputations, speeches and some persuasive promotional material.

The north-west can claim to be easily the largest centre of office employment outside the south-east, with one in five of its working population engaged in an office occupation. But this does not alter the fact that the gap between the north-west and the south-east is still an enormous one. This explains why attitudes have changed and why there should be a growing feeling that regional policies which have historically concentrated on manufacturing industry should now pay more attention to the rapidly growing office sector.

The impact of the campaign to persuade companies to relocate their offices in the north-west has so far been significant rather than spectacular in terms of actual gains. There is little doubt about the one industrial development leaders see as among the most important: Barclays' Bank decision to move several head office departments from London to Knutsford, Cheshire, represented a gain in prestige and stature as well as jobs.

When the move was announced three years ago Barclays explained that in the City of London rents had reached between £10 and £12 a square foot (October 1972). "On Civil Service departments has average each person we employ occupies a little over 100 square feet of working space, so that in the City of London the cost to us is more than £1,000 a year per head of staff. The equivalent figure in the Knutsford area is no more than £150 a year," said Mr. W. G. Bryan, Barclays' deputy chairman.

Since 1972 costs in both London and Knutsford have reflected continuing inflation but the basic differential in favour of the North-west remains.

Office rents in the Manchester area now range between £2 and £3.80 a square foot; on Merseyside they are marginally lower. In Chester they are between £1 and £1.30. The North-west Industrial Development Association, which has spearheaded the campaign for relocation, claims that the region has the greatest proportion of available office accommodation to be found in the assisted areas of the United Kingdom.

The whole of the North-west is an assisted area and as such service sector industries locating or expanding there can quality for incentives ranging from a fixed grant of £800 for each employee moved with his work to a rent-free period of up to five years in a Development Area, or up to three years in an Intermediate Area.

Tradition

The North-west includes both categories of assisted status with many other advantages on top. It has a long tradition of office work, with Manchester and Liverpool among the biggest provincial centres in Britain, and there can be little doubt that most companies relocating in the region rate the transfer a success. Barclays aim to build up to a staff of 1,500 at Knutsford and has already summed up the benefits: "Knutsford has proved itself to have many advantages. Motorways and inter-city rail services provide good communication with London and other parts of the country. With the Manchester conurbation close by, staff moving into the area have had a wide selection of houses from which to choose. Local education facilities are adequate and local staff recruitment has so far been entirely satisfactory, particularly among married women who previously had difficulty in finding jobs locally."

Fluor (England), a subsidiary of the Fluor Corporation of Los Angeles, engineers and contractors to the oil and petrochemical industries, chose a modern office block at Eccles, near Manchester, for a new divisional office when expansion in London started to create problems with space and staff requirements. "A survey of the U.K. was undertaken and conditions were found to be best in North-west England. At Eccles, we intend to expand over four floors because we can recruit locally the 200 engineers and draughtsmen we are going to need and we are handy both for the country's second international airport at Manchester and the M61, M62 and M63 motorways," said Mr. Frank Smith, manager of the Manchester office.

The dispersal of London-based



"Why didn't we come here years ago?"

said Geoffrey Harkness, Midland Bank Ltd. on the moving of Departments to Sheffield.

"Generally, the staff who moved appear to be happy with their new surroundings. Houses are considerably cheaper than in London and not the least of the advantages is an extra hour or so of leisure a day, since it is not uncommon for Londoners to spend two hours a day on the train and in Sheffield the staff are spared the often tedious business of commuting into work."

In fact the general feeling seems to be not "Wish we were back in London" but "Why didn't we come here years ago?"

Extract from "Sheffield Morning Telegraph"

The Midland Bank is just one of the many major companies who have recently moved to Sheffield.

Sheffield could be the place for your business.

Sheffield
Room to work - and play

To find out more contact:
Industrial Development Office, Palatine Chambers, Pinstone Street, Sheffield.

Tel. 734583 or 734565 (STD Code 0742)

Why

Take a look at LINCOLN...

It's a City of great character and charm. A principal shopping centre for central and northern Lincolnshire, the City, experiencing an excellent road and rail facilities. It enjoys a variety of good housing, shopping, social and educational amenities.

Wigford House comprising some 67,000 sq ft of high quality offices together with a multi-storey Car Park. Situated in a prime position adjacent to Brayford Pool, a regional leisure centre.

To take a closer look contact

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190,000 sq ft offices on 16 floors.
Air Conditioned.

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56,000 sq ft offices. Suites from 8,000 sq ft.
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Station House, London Road
51,000 sq ft offices. Prime location
opposite B.R. Main Line Station.

Heritage Gate
180,000 sq ft attractively designed low-rise office development in 4 blocks. May be occupied as whole, in pairs, singly.

Baltic House, Kingston Crescent
69,500 sq ft new office building. Will divide.
Well sited at end of M275 link.

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Why Parliamentary reform is a priority



Parliamentary reform's most eloquent proponent in the 1960s, the late Richard Crossman. To-day, the subject is out of fashion, though the need for it has grown.

"WHAT," someone asked the traditionalist Prime Minister, "do you pro-arians, backed by the self-sacrifice to put into the Queen's Speech this year?" The reply benches, will wreck any attempt: or one hears (and I there's really nothing to be done. We cannot go on adding argument) that the reform of the Statute Book ad infinitum. Perhaps we may have a form, is merely another little law reform or bankruptcy reform, but we cannot go on legislating forever."

It would be pleasant to say that the Prime Minister in question was the present occupant of No. 10, but, alas, it was Lord Palmerston and the date was not 1875 but 1864. "Cannot," in this context, is a word unknown to modern governments. In 1900, Parliament added 272 pages to the Statute Book; in 1930 845 pages; in 1950 1,000 pages; in 1974 2,160 pages; and, present estimates suggest a record total of more than 2,500 pages in 1975. Where is it all going to end?

Curses

The question is of acute interest to MPs at all times, but particularly at the far end of a Parliamentary session such as the time for the energy, given we are in at the moment. The load of Parliamentary business on top of everything else, to think strategically and creatively. Back-bench MPs are precluded on the one hand from attending to the needs of their constituents and on the other from fulfilling their proper Parliamentary function as well—is any attempt to consider the broad significance of government and canalising the situation or to do anything the main currents of public debate.

All these familiar sounds are to be heard at present. What is lacking—and this is familiar as well—is any attempt to consider the broad significance of government and canalising the situation or to do anything the main currents of public debate. Either one is bold with weary cynicism that the "old guard" is all pretty insane and, what is more, it is almost certain to get worse as a result of trends which are now well-established. There is no reason to suppose for all the propaganda about getting govern-

ment off the backs of the body, the British Parliament reverse the underlying trend towards more full-time Members. Back-benchers on both sides, to say nothing of official Opposition spokesmen, are now tending to supplement their Parliamentary salaries by part-time work of one sort or another—mostly in the field of journalism and public relations. The time consumed by this activity must be taken from other Parliamentary duties, and when these are pressing, something—such as the quality of time and attention given to Parliament—has to give. In the old days it was perfectly feasible to maintain a part-time—sometimes even a full-time—job as well as a seat in the House. This is no longer possible without skimping one or the other atrociously, or killing oneself very rapidly by over-work.

The other immediate problem arises from the financial squeeze on the pocket of the individual MP. The ravages of inflation, together with the Government's terror of the outcry that is supposed to follow if the European Parliament remains a more or less toothless

people that a Conservative will rightly insist on trying to reduce the legislative burden of self and will probably continue on Parliament. It would be in to want the British delegation to the grip of exactly the same forces, which impel Socialist government to legislate—namely the complexity of modern industrial society (which means statutory regulation by government even if it does not mean statutory interference) and the expectations aroused in a democratic electorate (which no Parliamentary or electoral system in the Western world has yet pre-empted) of being turned into legislation.

In addition to this long-term factor there are two others which may or may not turn out to be long-lived. One is the question of the EEC. So long as

MPs "award themselves" a pro-

per salary, have combined to

Surveying this outlook is a

gloomy occupation, unless one is prepared to think firmly in terms of reform of some kind. The question is what? It is doubtless unrealistic to expect the Government simply to give up legislation altogether for a bit. But there is no reason why the normal processes by which the legislative programme is arrived at should not be slightly less haphazard. The usual order of events is roughly as follows: Sometime in the spring a senior Minister will get together with his officials for the purpose of reviewing the Department's legislative requirements. It will be discouraged that in addition to the promises in his field contained in the Party manifesto and a number of pet hobby horses of his own, the Minister is obliged to consider a large sheaf of proposals which have been lying about the Department for years and for which there is an impregnable case at the moment.

Interviews

Having struggled to reconcile these conflicting plans in the interests of good government, departmental quiet and his own career, the Minister will then go off with the streamlined list to the Leader of the House of Commons. This down-trodden nub, who knows that he has about 65 days of Government legislative time to play about with during the sitting and who

has already had precisely similar interviews with a dozen other Ministers, will wearily cross over three-quarters of the list, prevaricate over the rest and at last submit a small handful to the Cabinet Committee which discusses the legislative programme. Another protracted haggle now takes place

Surveying this outlook is a Select Committee will not be enough to overcome the vast forces of inertia, and, indeed, reaction which stand in the way of changing an institution so steeped in tradition as Parliament. The Government itself ought to be prepared to entertain and even encourage some unconventional ideas.

My own belief is that Parliament will eventually have to adopt a far more clearly struc-

tured committee system than the rudimentary network introduced by Crossman. Specialist "subject" committees with their own staff and the power to investigate and to handle legislation in their field are anathema to the traditionalists because they appear to devalue the main debating chamber, and to governments because they might tend to ask awkward questions and loosen party ties.

What happens to them after that is another horror story (of which more, perhaps another time), but the main point will already be clear from this racial. There is not much hope of rational selection under the existing procedure. As is usually the case with public expenditure, the powerful Ministers tend to get their way. The first thing needed to bring relief to Parliament is therefore some central machinery—preferably one strengthening the position of the Leader of the House and linking it to a powerful Prime Minister's Department. A Prime Minister obsessed, like Mr. Harold Wilson, with ticking off every item in the election manifesto might not be prepared to enforce restraint by these methods, but others might.

Yet even if this procedure were drastically rationalised it is useless to suppose that it would solve the parliamentary problem. A fundamental look must be taken at this—and without delay. Mr. Edward Short has promised a major survey but the months pass without anything being done. Moreover simply setting up a Select Committee will not be enough to overcome the vast forces of inertia, and, indeed, reaction which stand in the way of changing an institution so steeped in the interests of government, opposition and back-benches to life. If this cannot be done the result will not, I suppose, be immediate collapse and breakdown but it will certainly be a deepening appearance of irrelevance and decay.

Essential

In any case the exact form of the changes that ought to be brought in matters less at the moment than that it should be recognised that change is urgently needed. Two elements are essential here. One is that actual legislation should be able to be examined in a less hectic atmosphere and the other is that Ministers and MPs should be able to go about their more general parliamentary tasks with far less wasted effort. At the moment Parliament meets and works in an atmosphere of frustration and ennui (one is not allowed to mention the word "efficiency" where hallowed institutions are concerned) which it is in the interests of government, opposition and back-benches to lift. If this cannot be done the result will not, I suppose, be immediate collapse and breakdown but it will certainly be a deepening appearance of irrelevance and decay.

Letters to the Editor

Reducing our future debt

From Mr. W. Rees-Mogg.

Sir—I agree with Mr. Anthony Harris's powerful case (October 30) for reducing the future debt burden by the issue of a constant value, low interest Government stock. Indeed I doubt whether the borrowing requirement can be brought back under control without it.

There are, however, two choices. The Government could issue, as he recommends, an indexed stock, or they could issue a gold stock. The advantage of indexation against gold is that it precisely follows the statistical estimate of changes in domestic prices. The advantage of gold is that the commitment survives the currency. In hyper-inflation a domestic indexed stock is not particularly attractive to foreign lenders.

In considering how to deal with the very serious threat which Mr. Harris analyses we should at least keep an open mind between indexed bonds—which may appeal more at home—and gold bonds—which may appeal more abroad. I would prefer the simplicity of the gold commitment which I believe tends to create confidence but at least the two possibilities need to be considered.

William Rees-Mogg.
2 Smith Square.
Westminster, S.W.1.

and lasting peace in the Middle East.

The Lebanese tragedy is, on the other hand, being fomented and fed by forces bent upon diverting attention from the illusory course of partial solution which we have embarked upon, and which has aroused fear and hostility among the Arab peoples. Such a

course of action will not only serve to freeze the issues that lie at the heart of the conflict in the Middle East and to delay indefinitely the implementation of the true principles of lasting peace including, first and foremost, the recognition of Palestinian national rights.

Adrian Curran, Ambassador.

Embassy of the Syrian Arab Republic.

5. Eaton Terrace, S.W.1.

Extraordinary items'

From Mr. M. J. Greener.

Sir.—The vexed question of accounting for what are often euphemistically referred to as "extraordinary items" in the reports of public companies is one that has never been satisfactorily answered—despite recommendations of the Accounting Standards Steering Committee.

There is a very good case for arguing that, in the affairs of public companies, there are no expenses or income items that do not show in the profit and loss account proper. Unusual items occur with sufficient frequency to be accounted as normal trading experience. The fact that something is not foreseen does not make it an extraordinary item, not forming part of the trading result, in the 1975 accounts.

Unfortunately what Dr. Hummel apparently failed to say was that there has been a dramatic fall-off of almost 50 per cent. in private sector planting in this country during the last year. In spite of the 1974 restatement of Government forest policy recent changes in capital taxation have been introduced without adequate consultation with forestry interests. This has destroyed confidence in the future of a vital industry in its early stages of development.

It is not time for positive action by Government to restore this confidence and enable Britain's foresters to continue making an effective contribution to maintaining rural employment and developing a European forest industry to the benefit of all countries concerned.

Only then can Dr. Hummel use us as a shining example of what he proposes for Europe.

John Campbell, B.Sc. For.

COMPANY NEWS + COMMENT

Sheepbridge profit up 44% at halfway

GROUP PROFIT, before tax, of Sheepbridge Engineering for the half-year to September 30, 1975, increased by 44 per cent. to £1.65m. Deliveries were up by 29 per cent and exports increased by 30 per cent.

In general, order books are healthy "and we expect a good year," says the chairman, Lord Abercromby. Profit for the year to March 31, 1975 was £2.69m.

The interim dividend is stepped up from 10.5p to 11.25p net per 25p share. Last year's total was 2.833p.

Six months Year
1975 1974
Sales 16,221 15,540
Profit before tax 1,650 1,180
Dividends 1,125 911
Minority interests 14 24
Attributable 1,631 1,111

• comment

Since Sheepbridge boasted a high level of orders at the start of the year there is little surprise in the first-half pre-tax gain of over 40 per cent. Exports, which last year accounted for about 15 per cent of total sales, have jumped some 30 per cent, and the chairman says that Sheepbridge's return on capital employed must now be approaching 18 per cent, which comfortably tops anything seen over the past ten years. Trade remains healthy and the shares at 46p are yielding a prospective 10.4 per cent.

FEB sees recovery in second half

TAXABLE PROFITS of chemical manufacturers FEB International declined from £204,000 to £152,000 during the first half of 1975 but Mr. G. Fisher, chairman, says that results for the full year should be "comparable" with last year's £287,000.

Profit for the half-year is struck after depreciation of £47,000, compared with £39,000, interest payable down from £53,000 to £47,000 and capital pension fund contributions of £43,000, against £35,000. Sales advanced from £3,851,000 to £4,23m, and tax takes £75,000 (£11,000).

The interim dividend is 6.5p net (0.625p) equal to 1p gross (same). The chairman and his wife have waived payment on 800,000 shares. For all 1975 dividends totalled 1.25p net.

The chairman says that depressed first-quarter sales in the trading division combined with the inevitable disruptions and associated costs arising from centralisation of this division, affected the first-half profits. However, there has been an improvement in recent months "to a more satisfactory level of profitable trading."

In spite of the unsettled economic climate and general low level of U.K. building activities,

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and notified in the 1974 annual report have been settled for approximately £120,000. The settlement occurred after June 30 and the half-yearly figures do not reflect the transaction.

Warren Tea Holdings recently increased its holding to 33.54 per cent. of the equity.

Half year
1975 1974

Group turnover	£,000,000	1974/75
Profit before tax	143,699	78,660
U.K. tax	70,790	42,299
Net profit	63,009	37,370
Ordinary dividend	30,978	22,781

Increase at Higsons Brewery

O. Summers first half upsurge

ON A TURNOVER up from £2.63m. to £4.52m. first half 1975 group pre-tax profit of O. C. Summers (Holdings) improved from £78,600 to £143,400, and stated earnings per 25p share increased from 1.025p to 1.176p.

Although 26 per cent lower than the previous corresponding period, FEB's first half pre-tax profits are 71 per cent better than the year before. The estimates of the rump net worth are still intact at 18p a share. Assuming a nationalisation price tag for the relevant assets of 75p, then the potential asset value, after the dust settles, could be about 93p.

development expenditure of £0.2m. could be capitalised and carried forward. Provisions net off 2.5m. trading profits and relate to the interests threatened by nationalisation, say 50 per cent of group assets. So brokers' estimates of the rump net worth are still intact at 18p a share. Assuming a nationalisation price tag for the relevant assets of 75p, then the potential asset value, after the dust settles, could be about 93p.

EXTERNAL TURNOVER for the year to September 27, 1975, of Liverpool-based Higsons Brewery expanded from £1.7m. to £12.5m. and pre-tax profits increased from £1.18m. to £1.35m. after 10.5m. pre-tax profit of £1.51m. for the first half.

Earnings per share shown to be up from 19.93p to 12.73p and the dividend is lifted from 3.5p to 3.6p net with a

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Jas Finlay ahead to £1.4m. mid-term

IN THE half year ended June 30, 1975, taxable profits of James Finlay and Co., international traders and financiers, increased from £1.32m. to £1.41m. and stated earnings per 50p share are up from 6.8p to 7.2p.

The results include a share of associates' profits of £252,000 (£220,000), but these exclude the group's plantation interests in India and Bangladesh.

The directors point out that results of operations in India and Bangladesh have been omitted, as with less than half of the crops having been produced and sold by the end of the half year they would provide no reliable indication of performance or prospects for the year as a whole.

They continue to take a hopeful view of the tea market. Taking into account the continuing inflation of costs "we again look for satisfactory tea profits overall although for some areas these may not reach the levels of last year."

Subject to unforeseen circumstances the directors anticipate that 1975 will show a satisfactory result, and in particular an interim dividend of less than from Canada and George Payne (which were unrelied for tax in 1974) should reduce the group's 1975 tax charge to a more normal level.

It is anticipated that dividends payable in respect of 1975 will be the maximum permitted—an interim of 2.034p and 1.034p net is desired. The 1974 interim dividend of 2.175p paid from profits of £4.35m. which included £1.85m. in respect of plantation interests in India and Bangladesh.

Half-year
1975 1974
Turnover £65 929
Investment income 14 53
Profit before tax 1.32 1.22
Pre-tax profit 1.32 1.22
Estimated tax 157 624
Net profit 67 524
Dividends & Prof. div'd 67 512
Available Ordinary 67 512
* Excluding plantation interests in India and Bangladesh. Credit (Debit).
See Lex

Abrasives marginal profit fall

On a turnover up from £227,000 to £295,000, pre-tax profit of Abrasives International was marginally lower at £54,000 (£50,000) for the first half of 1975. Profit for the year 1974 was £17,544.

The present industrial recession and recent high level of inflation, together with further exceptional provisions, affected the profits.

But for the year as a whole the directors expect an improvement in the absence of unusual circumstances, to maintain a total net dividend of 14p per 10p share. An interim of 0.56p (0.536p) is declared.

The exceptional items of £18,000 include the entire further provisions (after tax relief) for possible claims by customers against a subsidiary. The directors consider it prudent to make the

provisions in addition to those made last year but expect them to be adequate in the circumstances.

Turnover Profit before tax Taxation Profit after tax Minority interests Ambulance

£m. 1975 1974

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MINING NEWS

A break in the clouds for N. Broken Hill

BY LESLIE PARKER, MINING EDITOR

THE MAIN talking point at the North Broken Hill meeting in Melbourne yesterday was not the expectedly cautious forecast about 1975-76 prospects, which had already been indicated in the annual report, but the recent new ore find which looks likely to extend the company's life prospects at the long-established lead-zinc-silver mine in Australia's Broken Hill field.

Executive director Mr. R. L. Baillieu described August when the discovery was made as "perhaps the most important month" in the company's 63-year history at the North Broken Hill. He said there was no doubt the drill had intersected an extension of the southern orebody, the richer of the two currently being mined, containing as it does about 70 per cent of the property's mineralisation.

Life extension

Further drilling is naturally in progress with the chairman, Mr. M. L. Baillieu, saying that "every effort is being made to delineate the orebody as quickly as possible." If it is a large one, "as we hope and believe," exploration would take many years.

Over 25m. tonnes of high-grade silver-bearing ore have been extracted from the North mine in the past 63 years and, before the latest discovery, reserves had dwindled to 8m. tonnes, enough for only 12 years' operations.

In the meantime, the chairman underlined the previous gloomy news about short-term prospects, saying that the build-up of concentrate and metal stocks was now larger than at any time since the great depression. The mine was still operating at full capacity although the company was only selling about two-thirds of its production. If there were a further increase in stocks they would need to be financed. The necessary funds had been arranged he added. Yesterday NBH reflected the near-term gloom with a fall of 4p to 136p.

ISLE OF MAN PROSPECTING

A search for minerals has started up again in the Isle of Man our correspondent there reports. A so far unnamed individual who was granted a prospecting licence last year by the Manx Government has now applied for a production licence.

The main interest seems to be concentrated on lead and zinc mineralisation in the south of the island. Negotiations about the basis for any royalties are taking place with the Government. If agreement is reached a diamond drilling programme is expected to start immediately.

The Isle of Man in long ago vehicles for the merger, had times supported a thriving mining industry but there has been no serious attempt to open any new mines for over 50 years.

Beach Sand prospects

THE DECLINE in the market for beach sand minerals occurred rather later than that for most metals so the producers were still well right up to midyear. Thus, Australia's Westralian Sands, now one of the world's majors in this field, was able to boost its 1974-75 profit to \$32m. from the previous year's \$12m.

Despite the general setback in demand for all minerals the company expresses quiet confidence in the annual report of continuing last year's shipments in 1974-75 and of even doing a little better. Moreover, the mineral, plant and manpower are available to double the 1974-75 sales if required although it is admitted that this is most unlikely to occur in the current financial year.

Part of Westralian's strength in the supply of zircon and ilmenite lies in the fact that it has enough mineral "to maintain a very high level of output for at least 20 years" and that it has completed a big expansion programme. It can thus afford to back-pedal on some projects.

These include the Gingin joint venture with Leonard Oil while the Yoganup plant has been put on a care-and-maintenance basis and the Busselton joint venture with Mid-East Minerals has been temporarily closed down. Westralian shares are a narrow market in London at around 30p but they look to be one of the best ways to participate in the next upsurge of demand for titanium and zircon minerals.

ROUND-UP

Holders of nil-paid redeemable shares of a subsidiary of the London Gold Mining Co. Ltd. intended that the offer will close on November 10. Yesterday the price of the letters rose 11p to 88p premium in London.

An analysis of the Anglo American Coal Corporation, which is designed to amalgamate the Anglo American group's South African coal interests, is now available from Jobbers Stocken and Lazarus. It was reported yesterday that the shares of Vereeniging Estates, the main

TCL keeps its promise

A FURTHER increase in dividends and profits is reported for the year to September 30 by the Barlow Rand group's Transvaal Consolidated Land and Exploration. A final dividend is now declared of 42 cents (23p) which makes a year's total of 65 cents (33p) compared with 55 cents for 1974-75.

Net profits of the South African coal-mining group have risen to R9.8m. from R8.2m. the latest earnings per share amounting to 10.7 cents compared with 11.2 cents last time. Turnover, which is the revenue derived from the coal, chrome and timber operations of subsidiary companies, has advanced to R41.5m. from R24.4m.

The latest dividend is in line with the official forecast made earlier this year when half-time profits of R5.43m. were announced. In the current year TCL will continue to reap the benefits of the coal price increase granted in May to the Transvaal and Orange Free State producers but the group is still having to live with the depressed fortunes of the platinum industry which are reflected in the stake held in Uitenhage Platinum.

In recent years TCL has grown in stature and is now a small, but vigorous, mining finance house. Its coal expansion hopes received a setback in June when the proposed full acquisition of Witbank Colliery fell through. But the group retains its 60 per cent. interest in the latter and its other mineral interests will share in the benefits of the awaited world economic recovery. TCL shares rose 50p to £13 yesterday following the latest results.

Lamson down £5.8m. so far

THIRD-QUARTER 1975 pre-tax profits of Lamson Industries (a subsidiary of Moore Corporation of Canada) were £1.35m. making £3.53m. against £9.65m. for the nine months. Profits for all of 1974 reached £12.93m.

External turnover ... 9 months 1975 1974 £m. £m.
£55.42m. 53.10m. 115.57m.
Trading profit ... 8.03m. 12.77m. 17.95m.
Depreciation ... 1.05m. 1.26m. 1.23m.
Interest, expenses etc. 1.005 1.116 1.104
Excise, interest etc. 1.000 1.000 1.000

£40.4m

Courtney Pope

SHOPFITTING contractors, Courtney Pope (Holdings) reports pre-tax profits down from £52.000 to £36.000 for the year ended May 31, 1975, with stated earnings per 20p share showing a fall from 9.7p to 7.1p.

At the interim stage the directors said that while it could not be established that 1974-75 profits would necessarily achieve the level of the previous year, they felt justified in forecasting an at least maintained dividend total.

In the event the net dividend is raised by the maximum permitted from 3.302p to 3.389p, with a final of 2.548p.

The directors explain that during the period many retailers severely curtailed capital expenditure and faced with the necessity of obtaining a larger share of a diminished market the combination of inflation and reduced margins has taken its toll.

Progress since the year end is regarded as satisfactory. The directors feel confident that "we are well organised and equipped to take advantage of any recovery in the national economy."

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Export insurance that misses the target

THE FORTHCOMING visit to China by Mr. Peter Shore, the U.K. Secretary for Trade, is clearly aimed at further consolidating the links between the two countries which took a large step forward earlier this year when a Cuban delegation, headed by Sr. Carlos Rodriguez, First Deputy Prime Minister, visited Britain. An economic and industrial agreement was signed then and at least £250m. of cheap credit extended to Cuba, to be provided through the Export Credit Guarantee Department.

Whatever specific projects

may come up for discussion during his visit, Mr. Shore will undoubtedly be thinking of a major contract for the construction of a tire factory which the Cuban Government has in hand. Dunlop-Pirelli is tendering from the U.K. against strong competition from France and Japan.

Dunlop has concluded that there is no benefit from the cost escalation scheme for its contract, even if inflation runs at 20 per cent. a year throughout the contract period. Effective support from a modified scheme would make the bid more competitive.

Misguided

Various companies, together with the Confederation of British Industry, have been pressing Mr. Shore to modify the scheme—which was aimed particularly at exporters of capital goods—because they say it does not provide the benefits it purports to do at the outset. Also, they feel the scheme is proving counterproductive because overseas buyers have the misguided impression that the U.K. Government is giving exporters a particular amount of subsidy, and they are therefore trying to beat down tenders.

Mr. John Whitehorn, deputy director general of the CBI, has in fact written to Mr. Shore providing evidence of companies which believe they have lost contracts overseas because they could not offer fixed prices.

Without the benefit of effective cost escalation insurance, the companies have found either that tenders which they did submit were uncompetitive, or that it was not worth tendering because they knew they had no chance of being accepted.

To understand the problem, it is necessary to go back to Mr. Shore's February statement to the Commons outlining the cost escalation insurance proposals. These were to cover contracts outside EEC countries with an effect of 10 per cent. per annum inflation on actual eligible

Higher

Companies began to realise that the scheme was not what it appeared when they started to relate it to actual contracts. It became apparent that the threshold at which the Government would indemnify contractors against escalating costs was much higher than initially thought.

The contrast between eligible and non-eligible items is shown in Table B. The amount of the contract eligible for cover under the insurance scheme is £53.8m., with escalation on that proportion £19.6m.

Table C shows how the net recovery under the scheme is

Option

At the same time, exporters would have the option of varying the threshold level at which the insurance scheme became effective—that is, they could bear cost increases above 10 per cent., but would still qualify for the full band of Government cover when they brought the insurance scheme into effect.

Insurance would not cover all cost increases—the "eligible costs" would be those subject to inflation after overseas costs, together with any fixed-price sub-contracts in the U.K., had been deducted.

Some changes aimed at streamlining the system were made by Mr. Shore in August. One was that, for cash contracts, "wherever appropriate" a standard proportion of 75 per cent. of eligible costs would rank for insurance, with the figure put at 70 per cent. in respect of "appropriate" credit business. Among other things, this meant that documentation on cost increases would not need to be so detailed as required previously with the 85 and 90 per cent. levels. The proportion which the scheme would not cover took into account the contractors' fixed costs, such as overheads, together with his expected profit.



Mr. Peter Shore, Secretary

for Trade, announced the cost escalation cover scheme for exporters in February. Effective expenditure, the ECGD interpretation was to take 10 per cent. of the eligible contract value multiplied by the number of years the contract covered.

To see how this works in practice, take the example, shown in the tables, of a hypothetical £100m. contract spread over three years and four months. Table A shows the expected expenditure pattern per year by year and the effect of a 20 per cent. per annum escalation, evaluated on a monthly basis. The cash outflow patterns relate to a particular contract, and vary from month to month. Other contracts would, obviously, produce different patterns.

In this instance, the £0.8m. of U.K. expenditure on items other than machinery eligible for cover is incurred in the contract's first year and is thus not worth covering. Similarly, the cost of cover on the £1.2m. of machinery expenditure in the final four months of the contract would exceed any possible benefit. So both are deducted from the eligible value to be covered.

The contrast between eligible and non-eligible items is shown in Table B. The amount of the contract eligible for cover under the insurance scheme is £53.8m., with escalation on that proportion £19.6m.

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TABLE A

Expenditure	OFFER PRICE (£m.)			ESCALATION (£m.)		
	Machinery	Other	Total	Machinery	Other	Total
Year 1	9.1	4.2	13.3	1.2	0.6	1.8
2	43.0	4.5	47.5	12.7	1.2	13.9
3	33.2	2.8	36.0	14.9	1.2	16.1
4 (4 mths)	1.8	1.4	3.2	1.0	0.6	1.6
Total Contract	87.1	12.9	100.0	29.8	3.6	33.4
Less Non-U.K.	(1.4)	(11.7)	(13.1)	(1.0)	(3.4)	(4.4)
U.K. Element	85.7	1.2	86.9	28.8	0.2	29.0
70% Eligible Value	60.0	0.8	60.8	20.2	0.1	20.3

TABLE B

Expenditure (£m.)	Total			Expenditure		
	Original Contract	Expenditure (£m.)	Covered (£m.)	Not covered (£m.)	Total	70% Eligible Other
Original Contract	100.0	83.9	58.8	25.1	3.0	13.1
Escalation	33.4	27.3	19.6	8.2	1.2	4.4
Total	133.4	111.2	78.4	33.3	4.2	17.5

TABLE C

Year	BUILD UP OF ELIGIBLE VALUE (£m.)		
	1	2	3
1	6.2	0.8	7.0
2	29.7	2.7	32.4
3	22.9	2.9	25.8
4 (4 mths)	1.2	1.2	0.6
Total	60.0	0.8	60.8
	20.2	0.2	20.4

TABLE D

Eligible value covered	£m.		
	58.8	Escalation according to ECGD formula	21.3
Escalation	19.6		
Less: Threshold	(17.6)	Less: Threshold	(17.6)
ECGD cover	2.8	ECGD cover	3.7

finally arrived at. In this example the result would be as in Table D. The ECGD formula receives £2m. But that is before the cost of the insurance premium, which is calculated on the basis of eligible base cost of £18.6m. No extra benefit would be available, however, as the ECGD takes whichever is the lower of the two figures.

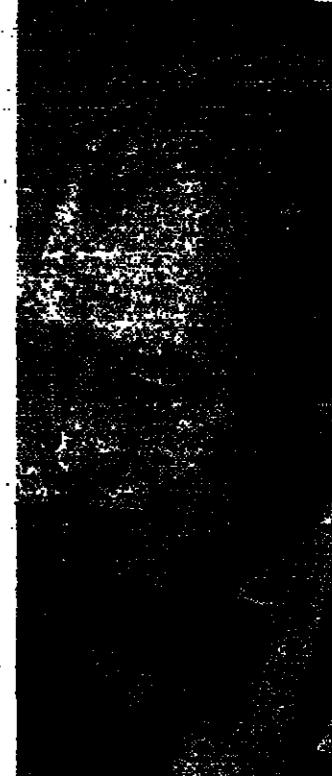
The crucial point is that under the Government scheme cover is provided only for average cost escalation over the entire period of the contract. The aim of the CBI and some of its members is to reduce the threshold. Ways of achieving this could include computing the threshold by reference to the effect on costs of a 10 per cent. annual inflation rate rather than an average cost increase of 10 per cent. which correlates to 10 per cent. which correlates to costs rising at 20 per cent. a year.

The examples used here re-

late to the lower threshold, but has a 6 per cent. threshold and many CBI members are worried because the scheme is open-ended.

The Government is now in a dilemma. It introduced the inflation protection scheme at the beginning of the year after much heart-searching and much discussion with industry. As a direct incentive to exporters, this is a remarkable innovation and at least some industrialists were delighted that the Government at last seemed to be doing something to help them. As it has turned out, the scheme has proved to be not generous enough to provide any substantial help to exporters, but has aroused expectations among them and their customers which cannot be satisfied.

Should the Government go further, even at the cost of the U.K.'s rate of inflation is brought down, and the threat of still higher unemployment.



Mr. John Whitehorn, deputy director-general of the CBI, has appealed to the Government for changes.

scheme is said to cost some £150m. a year and the Treasury is likely to resist any changes which add substantially to the burden on public funds. Clearly there is scope for simplifying the administration of the scheme, and that in itself may be useful. But the changes may be resisted, as the changes are emerging from the Middle East, feel they cannot take the risk without even greater protection.

They cite countries like West Germany which have the benefit of much lower rates of inflation, while Spain and France have cost escalation insurance schemes affording considerable protection. This is particularly true of France, whose scheme

These Bonds have been sold outside the United States of America and the Republic of South Africa. This announcement appears as a matter of record only.

October 31, 1975

NEW ISSUE



\$30,000,000

Electricity Supply Commission (ESCOM)

10 1/4% Guaranteed Bonds Due 1983

Irrevocably and Unconditionally Guaranteed as to Payment of Principal, Interest and Sinking Fund, by the

Republic of South Africa

Kidder, Peabody International Limited

Citicorp International Bank Limited

Commerzbank Aktiengesellschaft

Credit Commercial de France

Credit Suisse White Weld Limited

European Banking Company Limited

Kreditbank S.A. Luxembourg

Swiss Bank Corporation (Overseas) Limited

Manufacturers Hanover Limited

Union Bank of Switzerland (Securities) Limited

ABD Securities Corporation

Algemene Bank Nederland N.V.

Arnhold and S. Bleichroeder, Inc.

Julius Baer International Limited

Banca Commerciale Italiana

Banca del Gottardo

Banca Nazionale del Lavoro

Banca della Svizzera Italiana

Banco di Roma

Banco di Santo Spirito

The Bank of Bermuda Limited

Bank Guizwiller, Kurz, Bünziger (Overseas) Limited

Bank Mees & Hope NV

Banque Bruxelles Lambert S.A.

Banque de l'Indochine et de Suez

Banque de l'Union Européenne

Banque de Neulize, Schlimberger, Mallet

Banque de Paris et des Pays-Bas

Banque Internationale à Luxembourg S.A.

Banque Luxembourg S.A.

Banque Nationale de Paris

Banque Rothschild

Banque Worms

Baring Brothers & Co. Limited

Bayerische Hypotheken- und Wechsel-Bank

Bayerische Vereinsbank

Baring Brothers & Co. Limited

Basle Securities Corp. Limited

Blyth Eastman Dillon & Co. International Limited

Brown, Harriman & International Banks Ltd.

Travelodge Australia founder steps down

BY JAMES FORTH

THE FOUNDER of Travelodge Australia, William Greenway, has stepped down as managing director amid emotional scenes at the annual meeting. Mr. Greenway broke down when announcing his move and was unable to continue speaking for a short period. Apologising that "emotion may have crept in" he told the meeting that "it was only a reflection of his concern to be specific about the direction of the company" but consolidation and improved profitability were high on the priorities.

Mr. Greenway also said that it is suggested that relations between the majority shareholder, SPP, and Mr. Greenway had not been very cordial in recent times. Mr. Bailey's Board position was filled by an SPP representative, Mr. C. W. Birchall.

Mr. Greenway described his departure as part of changes in the organisation of Travelodge. The changes would effect far-reaching economies but would unfortunately include the loss of long-term and loyal staff.

Mr. Greenway said that profit and occupancy rates in Australia

for the first quarter of the current financial year were higher than those of 1974, but current political problems and the end of World War Two and the resulting downturn in Government activity indicated that it may not continue through the year.

Mr. Greenway also said that the company's two overriding needs—sound economic management by government and major policy and structural changes in the company itself.

Travelodge is 54 per cent controlled by the Hong Kong based Southern Pacific Properties, which the U.K. P. & O. last year unsuccessfully tried to acquire after first buying a large stake in the Slater Walker group.

SPP bought its interest in the International accommodation chain in 1972. It has proven a poor investment to date: earnings of Travelodge plunged from a record \$41.2m. to only \$800,000 in 1971-72 and no dividends have been paid in the past three and a half years. Profit in 1974-75 was \$A700,000.

The accounts released recently showed that the company experienced a massive squeeze on its liquidity in the past year despite a policy started early last year of selling properties. At June 30 there was a working capital deficit of \$A10.1m.

Mr. Greenway remains Chairman. Another director, Mr. Ken Bailey, who has been with Travelodge for more than ten to-day, Helma director Mr. Peter and 10 per cent. by General years, stepped down from the Jones said in the company's Occidental.

Helma to sell Kempen

BY MICHAEL VAN OS

AMSTERDAM, Oct. 30. HELMA HOLDING, the British-owned European property company, is to sell its subsidiary Kempen & Co., the Amsterdam-based stockbrokers to Peterbrook Van Campenhout SCS, the large Brussels independent stockbroking company.

The transaction is expected to take effect as from January 1, when Helma absorbed Sister Walker Europe. Helma is 49 per cent owned by Peter and 10 per cent. by General

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Strong gain by Stellenbosch

BY RICHARD ROLFE

STELLENBOSCH WINE Trust, whose major shareholders are SA Breweries and JCI (Johannesburg Consolidated Investment) has shown a substantial rise in profits for its half-year to September 30, with the gross operating profit up from R12.5m. to R16.1m. compared with R28.5m. for the last full year. After a normal tax charge, net profit is up from R8.6m. to R5.4m. and gross earnings, as the Board describes them, have improved from 32 cents to 41.4 cents.

However, the Board shows stock profits as a separate figure, amounting to 11 cents for the half-year against 7.7 cents previously. This element in profits, which results from "raw material price increases" has therefore increased to a greater extent than other profits. The net earnings figure is up from 24.8 cents to 30.1 cents. The interim dividend is held at 8 cents and a modest increase looks possible on last year's total 25 cents when the final is considered.

Despite the first half advance, the directors are cagey about prospects for the rest of the year, saying that "contrary to previous experience, profits in the second half will be lower than those earned in the first half" despite the Christmas

season. They envisage a slow-down in consumer spending, the prestige ranges have risen where the brunt of the official dramatic. But the Board anti-inflation policy will also note that there has been felt, and indicate that although some increase in spirit sales at the cost increases are continuing, it will not contemplate any selling price increases this year.

The results certainly reflect the rising profits being earned

on 100 wines, where prices of

the wine ranges have risen

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All of these Securities have been sold. The ownership of these is a matter of record only.

\$450,000,000

EXXON PIPELINE COMPANY

\$300,000,000 8% Guaranteed Debentures Due 2000
\$150,000,000 8.05% Guaranteed Notes Due 1980

Payment of the principal of 97% can, if any, and interest on the Debentures and the 1% is guaranteed by

EXXON CORPORATION

Interest payable April 15 and October 15

MORGAN STANLEY & CO.

DILLON, READ & CO. INC. THE FIRST BOSTON CORPORATION
KUHN, LOEB & CO. MERRILL LYNCH, PIERCE, FENNER & SMITH
BLYTH EASTMAN DILLON & CO. DREZEL, BURGAM & CO.
HORNBLOWER & WEEKS-HEMPHILL, NOYES E. R. HUTCHIN COMPANY INC.
LAZARD FRERES & CO. LEHMAN BROTHERS
PAIN, WEBBER, JACKSON & CURTIS REYNOLD SECURITIES INC.
WERTHEIM & CO., INC. WHITE, WELLS CO.

GOLDMAN, SACHS & CO.
SALOMON BROTHERS
HALSEY, STUART & CO. INC.
KIDDE, PEABODY & CO.
LOEB, RHOADES & CO.
SMITH, BARNEY & CO.
DEAN WITTER & CO.

October 30, 1975.

THOSE REQUIRING
THE FT DAILY,
PLEASE SIGN BELOW:

Dare you circulate his?

If you did, you'd probably amaze how many people would want the FT—and quite rightly.

Shouldn't your departmental heads and executives be well-informed as you are?

Make sure they all have their own copies of the FT—everyday.

In these competitive times everyone in business reads the Financial Times

HOME CONTRACTS

Post Office recovers electricity contracts

TWO NEW Post Office contracts four years as a result of which work Elim in postage and in 40 per cent of postal business involving 24m items of mail have and 380m inland and overseas letters and periodicals are posted under contract each year.

The contracts win back to the Post Office 3.5m customer accounts a year which had been hand delivered by the electricity board's own staff.

Mr Alex Curran, managing director of Posts, said yesterday: "Each of these contracts was secured because we were able to offer terms and services which were commercially attractive to the boards."

The terms were possible because sorting work normally carried out by the Post Office could be done automatically by the customers' computers.

The Post Office has made a marketing drive on sales of postal contracts over the past

Claymore fields of the Occidental Consortium. It covers the buying back of equipment already purchased by Occidental, mainly from Marconi Communications Systems, and its subsequent system operation, management and maintenance.

ACALOR INTERNATIONAL, Crawley, Sussex, has been awarded a £77,000 contract for chemical resistant linings, finished and coatings to concrete and steel structures at the CEGE's new Ince Power station at Chester by Sir Alfred McAlpine and Son.

MARCONI COMMUNICATION SYSTEMS has won an order from London Transport for 150 of its buses to be equipped with GEC Mobile Radio's RCG25 Messenger f.m. radiotelephone. This is part of the first phase of a plan to equip its entire fleet with radio. The RCG25 will be used initially

as a deterrent to violence and vandalism. Later, however, LT expects to use the equipment for transmission and reception of automatic 1200 baud data for computer assisted control of its bus fleet.

KENT INSTRUMENTS has won orders totalling more than £208,000 for an extension to British Petroleum's industrial power generation plant at Grangemouth, where a 75 MVA extension is being added to the existing station, making a total of 213 MVA. The orders, placed by Babcock and Wilcox, cover the design, supply, installation and commissioning of process instruments on two new boilers of the multi-fuel firing type. An additional order has been received for instrumentation of a pressure reducing and desuperheating plant.

ENERGY COMMUNICATIONS recently formed by Cable and Wireless and International Aeradio to provide integrated communications systems for the North Sea, has been awarded a contract to purchase, supply, operate and maintain an offshore communications system for the Piper and

Hebron fields of the Occidental Consortium. It covers the buying back of equipment already purchased by Occidental, mainly from Marconi Communications Systems, and its subsequent system operation, management and maintenance.

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OTTO WOLFF AG
COLOGNE/GERMANY
Otto Wolff Group
Iron and Steel • Machinery and Equipment • Engineering and Construction
Technical know-how

	Gross Turnover (DM m)	1974	1973	Personnel 31.12.74	Holding %
Otto Wolff AG, Cologne		1,468	1,144	452	
Trade Subsidiaries		1,232	872	1,220	100
Otto Wolff Handelsgesellschaft mbH, Cologne (including subsidiaries)		68	82	55	100
Otto Wolff Industrie-Anlagen Gesellschaft mbH, Cologne		389	290	22	50
EBG Elektroblech Gesellschaft mbH, Bochum		335	194	174	100
Ferrum GmbH, Saarbrücken		77	49	208	
Ferromontane S.A., Paris (Group)		65	58	306	100
Hommel Handel GmbH, Cologne		37	28	153	100
Ferromontane Ges.m.b.H., Vienna		2,203	1,573	2,139	
Processing					
Eisenwerk Weserhütte AG, Bad Oeynhausen		92	83	1,558	over 75
Maschinen- und Bohrgeräte-Fabrik Alfred Wirth & Co. KG, Erkelenz		67	53	1,082	100
Hommelwerke GmbH, Mannheim		18	13	380	100
Otto Wolff Maschinen- und Stahlbaugesellschaft mbH, Cologne		45	41	583	100
Neusser Eisenbau Bleichert KG, Neuss		38	39	466	100
Süddeutsche Eisenbaugesellschaft mbH, Nürnberg		260	229	4,069	
Basic Materials Industry					
Eisen- und Hüttenwerke AG, Cologne		859	680	8,356	over 75
Neunkircher Eisenwerk AG vorm. Gebr. Stumm, Neunkirchen (Saar)		1,094	826	3,661	50
Rasselstein AG, Neuwied/Rhine		647	497	3,179	48.5
Stahlwerke Bochum AG, Bochum		2,700	2,013	15,702	
Consolidated turnover (Otto Wolff AG and 100% or majority holdings without abroad) 1974 DM 3,332 (1973 DM 2,480)					
Subsidiaries and Affiliated Companies Abroad					
EGLO Engineering (Services) Ltd.		Sydney/Australia			
Ferromontane Ges.m.b.H.		Vienna/Austria			
Ferromontane Inc.		San Juan/Puerto Rico			
Ferromontane S.A.		Paris/France			
La Ferromontane s.p.r.l.		Brussels/Belgium			
Industria Optica		Santiago de			
- Rodensteck-Limie S.A.		Chile/Chile			
Simonot-Bourguignonne de		Dijon/France			
Mettallurgie SIBOM S.A.		Tremery (Moselle)/France			
Orne Métaux S.A.		Johannesburg/South Africa			
Weserhütte (S.A.) (Pty) Ltd.		Sydney/Australia			
Weserhütte Otto Wolff (Pty) Ltd.		Chicago/USA			
Otto Wolff Inc.		Lagos/Nigeria			
Otto Wolff (Nigeria) & Co. Ltd.		Haus/Algeria			
Otto Wolff-Automotive Ltd.		Rio de Janeiro/Brazil			
Otto Wolff do Brasil Ltda.		Mexico City/Mexico			
Otto Wolff Mexicana S.A.		Houston/Texas/USA			
Otto Wolff Trading Comp. (USA)		Caracas/Venezuela			
Delegates Overseas		Argentina			
Buenos Aires		Chile			
Santiago de Chile		Colombia			
Bogota		Egypt			
Cairo		Iran			
Tunis		Korea			
Nairobi		Peru			
Lima		Thailand			
Moscow		USSR			
Otto Wolff Group					
In 1974 the Otto Wolff Group recorded a marked increase in turnover, due mainly to the favourable steel market conditions. The successful exploitation of opportunities in foreign markets compensated for the slackening of domestic business and to a large extent influenced the results. The expansion of foreign subsidiaries and bases was accordingly continued.					
Otto Wolff AG					
In addition to being the holding company for the entire Group, Otto Wolff AG is responsible for marketing the steel sheet and tinplate produced by Rasselstein AG and the sheet produced by Stahlwerke Bochum AG. Owing to the expansion of sales volume and higher price levels, turnover rose by 28 per cent to DM 1,468m.					
For steel sheet the decline in domestic deliveries of 13 per cent, notably as a result of contracting demand from the car industry, was more than offset by intensified export efforts. Overall, foreign sales went up by 28 per cent, raising the export share of turnover in this sector to 51 per cent.					
Business in tinplate expanded both at home and abroad but profitable opportunities in foreign markets were not fully exploited in favour of a further strengthening of the home market position. Domestic sales advanced by 20 per cent, and sales abroad by 11 per cent. The export share of total sales of tinplate came in 1974 to 49 per cent.					
As in the previous year, Otto Wolff AG distributed for 1974 a dividend of 8 per cent on the share capital of DM 100m.					
Otto Wolff Handelsgesellschaft mbH					
The company, being the most important trading subsidiary of Otto Wolff AG, trades in steel products other than those made in the Group's own works. It increased its 1974 turnover by 45 per cent, to DM 1,142m, the massive growth almost wholly reflecting an expansion in exports which reached a share of 46 per cent of total sales. The measures introduced in recent years designed to strengthen the purchasing potential abroad, and the build-up of new purchasing connections internationally, formed the basis of the company's improved ability to deliver even during periods of material shortage resulting from worldwide heavy demand. In the course of this development the Nigerian subsidiary was further expanded and another marketing base was established on the US West Coast. The growth in the business activities of Otto Wolff Handelsgesellschaft is also attributable to the continuous expansion of trading in special products such as non-ferrous metals and plastics. The successful widening of the product range acts as an incentive to continue and intensify activities in line with this policy. These continuous efforts resulted in a reasonable profit in 1974.					
Otto Wolff Industrie-Anlagen GmbH					
This company handles the traditional export business in capital equipment. The main selling activity centred in 1974 on Iran, Algeria, Argentina and Rumania. Activities in the USSR were substantially intensified by the setting up of an additional delegate office in Moscow. The foreign subsidiaries in Venezuela, Brazil and Hong Kong once again made a satisfactory contribution to the overall profit.					
EBG Elektroblech-Gesellschaft mbH					
The marketing of Stahlwerke Bochum AG's second major product, electric sheet, is handled by the marketing subsidiary EBG Elektroblech GmbH. Turnover was stepped up in 1974 by 34 per cent, to DM 388m, thereby further strengthening the organisation's leading position in the world-wide market for electric sheet. In particular, the substantial sales expansion was due to a considerable upsurge in demand from countries outside the European Coal and Steel Community.					
Ferrum GmbH					
Scrap trade on behalf of the Otto Wolff Group constitutes the bulk of the activities of Ferrum GmbH. The 1974 trading year showed a turnover increase of 73 per cent to DM 338m. Export markets again provided the main incentive for business expansion.					
The company as well as its French associates, Ferromontane S.A., Telephone 20-411, Telex 08 881 474, Telegrams OWEX Colognes					

	Condensed Balance Sheet at December 31, 1974	Otto Wolff AG DM'000	Group DM'000
ASSETS			
Fixed Assets	9,077	83,914	
Financial Assets	202,018	161,833	
Stock	17,984	254,142	
Debtors	300,225	718,660	
Debtors—Affiliated Companies	122,775	19,551	
Liquid Assets	10,761	22,368	
Other Assets	33,334	62,185	
	701,164	1,322,603	
LIABILITIES			
Share Capital and Reserves	175,000	235,479	
Middle and Long-Term Liabilities	58,053	233,626	
Other Bank Debts	73,522	167,181	
Acceptance Liabilities	65,000	89,924	
Trade Creditors	238,023	368,110	
Creditors—Affiliated Companies	64,099	7,316	
Other Liabilities	19,581	204,877	
Net Profit	7,556	14,090	
	701,164	1,322,603	

Otto Wolff AG, D 5 Cologne 1, Zeughausstraße 2, Telephone 20-411, Telex 08 881 474, Telegrams OWEX Colognes

WALL STREET + OVERSEAS MARKETS

+ FOREIGN EXCHANGES

Awaiting NY City events: up 0.79

BY OUR WALL STREET CORRESPONDENT

LITTLE CHANGE was recorded on Wall Street to-day, when operators were waiting to see whether the expected financial collapse of New York City, following President Ford's decision against a Federal bailout, would hurt the U.S. economy and Securities Markets.

The Dow Jones Industrial Average fell 0.79 to 339.42 but the NYSE All Common Index shed 8 cents to 347.18, while losses led gains by 726 to 815. Trading volume further decreased 1.03m. shares to 13.68m.

The Stock Market gained some support from a Mid Western bank's cut in the prime rate to 7.1 per cent. from 7.3 per cent.

Money specialists say First National City Bank of New York may cut its rate to 7.1 per cent. to-morrow.

Chrysler shed another \$1 to \$101 on the omission of the fourth-quarter dividend after its \$79m. loss for the third quarter.

Anacoma gave way \$1 to \$141. Crane fell \$1 to \$46, amended downwards its proposed exchange offer for Sm. Anacoma shares.

Quaker Oats gained a further \$1 to \$23.1 on its sharply higher September quarter net.

Morse Shoe advanced \$1 to \$101 on third-quarter net of 61 (one) cents a share.

A block of 100,300 shares of General Telephone and Electronics traded at \$22, with the issue closing at \$22.1 of \$1.

White Consolidated Industries improved \$1 to \$23.1 on higher third-quarter net.

Hewlett Packard lost \$1 to \$91. on its forecast "flat" earnings for the year.

Texaco picked up \$1 to \$24. despite third-quarter results of 86 cents a share against \$1.38 a share.

In the Banking group National Chemcrops lost \$1 to \$31.1 and J. P. Morgan \$2 to \$47.

The American SE Market Value Index dipped 0.12 to \$2.80, with declines outnumbering advances by 301 to 237.

Canada mixed

Canadian Stock Markets were narrowly mixed in light trading yesterday.

The Gold Share Index put on 0.57 to 285.39. Western Oils rose 0.11 to 190.16 and Banks stiffened 0.23 to 244.36, but Industrials eased 0.03 to 186.98. Base Metals shed 0.17 to 70.93. Utilities lost 0.17 to 129.30 and Papers dipped 1.21 to 97.15.

Grafton Group added \$2 to 827. Crown Life Insurance rose up \$1 to \$51. and Vernon Miles moved \$1 to \$34 on higher earnings.

Steel of Canada lost \$1 to \$264 on lower third-quarter and nine-month earnings.

OTHER MARKETS

PARIS—Lower levels, with only isolated steady spots.

Poelain fell in Engineering.

Indices

NEW YORK

DOW JONES AVERAGES

Close: Port. Indus. Util. volume 000's

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STOCK EXCHANGE REPORT

Gilt-edged and equities pick up well from day's worst

Share index only 0.5 easier at 352.0, after 349.9—Golds up

Account Dealing Dates
Opinion
"First Declara- Last Account
Dealing Date Dealing Day
Oct. 26 Oct. 30 Oct. 31 Nov. 11
Nov. 3 Nov. 13 Nov. 14 Nov. 25
Nov. 17 Nov. 27 Nov. 28 Dec. 9
"New items" dealings may take place
from 1.30 a.m. two business days earlier.

Still a nervous and sensitive market, equities rallied from earlier easiness to close little altered on the day. Gilt-edged also recovered from a poor start. Setbacks in the oil sector were offset by a U.S. Export cut to 73 per cent, which helped to reduce initial falls from 1 to 4 at the close. The Government Securities index declined 0.21 to 37.84.

Leading equities, after showing renewed dullness on the Slater Walker situation, found sentiment soured further yesterday morning by the overnight fall on Wall Street. The downside was accentuated by the oil decline in the Gilt-edged market. In the absence of any heavy offering, however, prices gradually edged forward and the F.T.-30 share index closed a mere 0.5 down at 349.9 at 11 a.m. Trading in the leaders was described as "very quiet" with official markings of 0.258, with official markings of 0.258 compared with 7.78 on Wednesday.

Secondary equities were also quiet and trading statements were sparse. Slater Walker Securities was a better market, but many of its associated companies continued to wane. The F.T.-Actuaries All-Share Index eased 0.3 per cent to 150.95, while falls continued to lead rises in FT-quoted Industrials by 3.2, the same margin as on Wednesday.

Gold mining issues put on a those companies associated with SWS cheaped further; Lubbock firm showing in sympathy with SWS cheaped further; Lubbock

moderate, but with the prod of Capes demand jobbed, market prices fell to 267.4, for a two-day gain of 11.8. Bullion closed 75c to the good at \$143.73 an ounce.

Gilts above lowest

Unsettled by further comment on the Government's massive borrowing requirement, long-dated British Funds were initially 1 and occasionally 1 lower. To some extent this reflected a defensive marking down by dealers, although some stock did come on. Setbacks in the oil sector were offset to a minor degree by the latest developments in the City of New York area. Gradually, however, the market settled and a recovery later gained some momentum from news of a U.S. Prime rate cut to 7.7 per cent, the first yet. Finally, the long-term medium was unchanged and the shorts generally 1 easier. Talk continued of a new low-coupon short "t" stock announcement to-day.

Conditions in the investment currency market were rather sensitive and the premium responded quickly to 104 per cent, before a close of 11 points higher. The balance of 110.1 per cent yesterday's SE conversion factor was 0.6191 (0.6263).

Slater Walker rally

Taking the view that Slater Walker Securities have been over-sold since last Friday's resignation statement from Mr. Jim Slater, small buyers appeared for the shares which had opened 25p and edged forward in busy trading to touch 25p before closing 4 better 0.2 balance at 27p. However,

Movements of note were few

in Buildings agencies

and far between in the company. News

and the latter 3 easier at 154p, after 153p. The big four Banks continued to trade nervously but managed to record small improvements at the close. Following the satisfactory interim results, Bank of Ireland improved 10 to 340p.

Small irregular price movements were the order of the day in Insurances. Phoenix receded 2 to 21p. Despite the proposed 25 per cent scrip issue, F. W. Thorpe, which had steady at 30p, but hardened to 154p, while Robertson, closed 2 easier at 17.5p. Combined Insurance Company of America lost 10 to 17.5p.

Narrow mixed price movements were the order of the day in Breweries and kindred trades after a small turnover. Higsons, 30p, were unmoved by the results. George G. Sandeman were unchanged at 40p; the interim figures are due to-day.

Securites had built up a sizeable

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Unions increase pressure for early reflation

BY JOHN ELLIOTT, LABOUR EDITOR

THE FIRST signs of a sharp increase in pressure from the TUC for the Government unilaterally to reflate the U.K. economy if it does not reach an international agreement at next month's summit emerged last night at talks between the Prime Minister and union leaders.

At the time, union leaders felt they had made some headway in persuading the Government to introduce selective import controls although the Prime Minister refused to go further than endorse remarks made in Brussels on Wednesday by Mr. Peter Shore, Trade Secretary, that such protective action might be taken.

The talks in Downing Street had been called by the Prime

Minister to discuss with union leaders—as he did with the TUC on Monday—the line the Government should take at the Paris economic summit which will be immediately followed by an EEC economic conference.

TUC leaders seized on the occasion to lay out in the minds of senior Ministers their view of what should be done to combat the economic situation which is becoming increasingly concerned about the level of unemployment and that they expect some form of early reflational action to boost the economy.

If this is not taken, the social contract style of harmonious relationship which has continued with the Labour Government since it was elected last year could become endangered within

a few weeks—although this was presented their nine-point plan not spelt out last night.

Mr. Len Murray, TUC general secretary, said, after the 90-minute talks that the Government had been "very strategy for economic recovery" wanted by the TUC whose leaders may return to the industrialised countries.

Mr. Murray said that on this occasion there was no doubt that there is a need for concerted international action to stimulate employment in the industrialised countries.

Mr. Murray said that on this occasion the TUC had been "pushing at an open door." He also acknowledged the need for inflation to be brought under control before wide-ranging reflation could be taken and stressed that the TUC was not calling for the U.K. to embark on a "massive consumer boom."

On import controls, the TUC

presented their nine-point plan not spelt out last night.

The talks in Downing Street had been called by the Prime

Reynolds offer for Burmah in U.S.

BY STEWART FLEMING

R. J. REYNOLDS Industries, the diversified U.S. manufacturing concern, has now made an offer to buy Burmah Oil's U.S. oil operations, which Burmah itself believes to be worth in excess of \$550m.

A brief statement from Burmah received yesterday said Burmah had received a proposal from Reynolds to buy Burmah Oil Inc., which includes Burmah Oil and Gas, and Burmah Oil Development. It added that Burmah Castrol Inc., Flexibox Inc. and Petrocarbon Developments Inc. would not be included in the proposed sale.

Mr. Alastair Down, Burmah's chairman, said that until Burmah had studied the proposal and decided whether or not to pursue negotiations, any comment on it would be premature.

An announcement about whether negotiations would be entered into will be made within a week, he added.

This cautious statement is apparently not meant to imply that the terms of the Reynolds offer are unattractive, but rather, it seems that the offer is complicated one in some sense.

Reynolds, the largest U.S. producer of cigarettes, has an oil subsidiary, American Independent, and also is engaged in container shipping.

It announced in September that it was conducting a feasibility study into the possible purchase of Burmah's U.S. oil interests.

Burmah had announced in April that on the recommendation of its U.S. investment bankers, it had decided to sell off the U.S. subsidiaries in order to repay its dollar debts which have been guaranteed by the Bank of England.

Such a sale would, of course, still leave Burmah to tackle the formidable tanker problems it is facing.

Burmah's shares closed 1p up at 32p yesterday.

U.K. biologist

DR. HUGH HUXLEY, a British molecular biologist, has won a special award for his research into how the muscles of the body work and how they are affected by disease. The award is from the Gairdner Foundation.

Dr. Huxley, of the Medical Research Council Laboratory of Molecular Biology, Cambridge, has used the techniques of electron microscopy and X-ray diffraction to study muscle and isolated components of the contractile mechanism.

Machine tool orders at worst level in 20 years

BY HAROLD BOLTER, INDUSTRIAL EDITOR

SOME COMPANIES in the U.K. machine tool industry are now operating at a bare 50 per cent of capacity, it was revealed yesterday as the Department of Industry released a new series of highly depressing statistics.

Sales, new orders and order books for both home and export markets show a continuing pattern of declining activity and the Machine Tool Trades Association can see no signs of an upturn before the second half of next year.

Although the machine tool manufacturers have managed to hang on to skilled labour so far, doubts are beginning to creep in whether they will be able to do so for the next eight months or more.

The home market order situation is as grim as anyone in the industry can remember for 20 years and it is mainly because export markets have held up fairly well until now that the industry has been able to keep production at even today's reduced rate, which rarely exceeds 60 per cent of capacity.

But there is cause for considerable concern on the export front, too. Although sales are three months out of date, and since then were collated the order book situation has worsened considerably.

It should also be noted that the D.T.T.A.'s statistics are expressed in value terms and, in view of price inflation, they must reflect an even bigger fall in volume demand.

This applies to the comparison of sales figures for the three months May-July, which indicate that the value of home market sales was £37.8m. (down 15 per cent on the previous three months) and export sales were £30.2m. (down 7 per cent).

The Department's figures suggest that although orders on hand at the end of July continued to show a decline, the home order situation will still correspond to about eight months and 11 months work respectively at current rates of very low activity.

Home orders on hand stood at £108.6m. at the end of July and overseas orders outstanding at £122.5m.

On the other hand, the news that Chrysler is considering selling out in the U.K. has caused considerable consternation.

Unfortunately, the Department of Industry's figures are out of date and since then were collated the order book situation has worsened considerably.

The statistics show that new export orders in the three months from May to July this year were worth only £19.4m. some 32 per cent less than the previous three months and 51 per cent below the comparable figure in 1974.

New orders for the home market in the May-July period were worth £32.2m. by comparison, a drop of 10 per cent.

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London Tin: Charter may make bid move

BY MARGARET REID

CHARTER CONSOLIDATED, the large mining finance house which has a big stake in Slater Walker Securities' associate Haw Par Brothers International, is believed to be taking part in talks towards settling the long-running issue of a possible bid for London Tin Corporation.

Haw Par is the largest shareholder in London Tin. The City Take-over Panel long ago called for Haw Par or the Malaysian state group Pernas Securities to make a bid for London Tin, either singly or together.

This emerged yesterday as interest, following the upheaval launched by Mr. Jim Slater's resignation as chairman of SWS, switched again to Haw Par, which has a £14m. loan from SWS which is the subject of an official inquiry in Singapore.

Haw Par, which held a Board meeting in Singapore during the day, was to have linked, under a controversial and abortive £25m. deal this summer, with the Malaysian state-controlled Pernas Securities.

When the deal-up project fell through, Pernas with some 20 per cent of London Tin, and Haw Par with nearly 30 per cent, were left with a joint and several responsibility to the London Take-over Panel to mount a bid for the rest of

London Tin. Those who have acted in partnership to build up a total stake of this size are expected to make the take-over code to make a general offer to all shareholders.

Intensive discussions as to how this obligation can be discharged are now under way in the East and in London, where Pernas is advised by N. M. Rothschild and Sons, which has also been appointed joint-advisers to SWS.

There is no reason to think that Pernas' interest in London Tin has diminished while Charter, another company in the Anglo-American group, is itself involved in Malaysian tin, through its stakes in Troon Mines, Sungei Besi and other companies.

"Now that more than three years have passed, it seems reasonable to suggest that those who have been pursuing me with a campaign of innuendo should either come forward in public and state any accusations they have to make, so that I can dispense of them or in future hold their tongues," he declared.

"There is no reason to think that Pernas' interest in London Tin has diminished while Charter, another company in the Anglo-American group, is itself involved in Malaysian tin, through its stakes in Troon Mines, Sungei Besi and other companies.

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